

Gwinnett County Unified Development Ordinance Strategy Statement

Background

The Gwinnett County Unified Development Ordinance (UDO) is being created as a way to ensure new development will positively contribute to creating quality communities. The primary goals of this process are:

- to coordinate and integrate existing county ordinances and procedures that are related to the development process and create a unified ordinance which is streamlined and easier to use;
- to update and improve development standards and procedures with contemporary terminology and practices; and
- to remove obstacles to future redevelopment and provide new development tools and standards that support the vision of the Unified Plan.

Role of the Strategy Statement

The Strategy Statement sets out the framework of key decisions and directions that the JACOBS Team will use in drafting new text for the UDO. Identifying and addressing these higher level issues up front will make the UDO writing process much more efficient and productive. This UDO Strategy Statement is the culmination of a series of steps through which the JACOBS Team has gathered information about the nature and direction of revisions to the zoning and land development regulations that are needed in Gwinnett County. These steps include:

- Review of the current set of ordinances Gwinnett County uses to guide its land development processes;
- Review and evaluation of the policies of the Gwinnett County 2030 Unified Plan;
- Interviews of Gwinnett County staff engaged in the land development process;
- Meetings with the UDO Advisory Committee to identify public expectations;
- Preparation of a series of informative bulletins on innovative planning practices; and
- Field observations of current land use and development patterns.

In a previous deliverable, the JACOBS Team prepared a detailed policy review of the Gwinnett County 2030 Unified Plan indicating which policies need to be captured in the County's new UDO. This policy review serves as a guide for the organization of the Strategy Statement and points to the mission of the UDO which is to address the policies that have not yet been implemented in the current ordinances. The Strategy Statement is organized around a set of goals and policies, including many of the Themes and Policies taken from the 2030 Unified Plan. Associated with the list of Themes and Policies from the Unified Plan the Strategy Statement provides a set of strategies recommended by the JACOBS Team for addressing these policies in the UDO.

It is intended that the Strategy Statement will be reviewed by the Gwinnett County Technical Team comprised of key county staff and form the basis for the presentations to the UDO Advisory Committee, and then revised to incorporate feedback collected at these meetings. After revision and approval of the Strategy Statement by Gwinnett County staff, drafting of the UDO update will begin in accordance with the Strategy Statement.

The Strategy Statement is organized under six major Goals as follows:

1. Maintain economic development and fiscal health.
2. Foster redevelopment.
3. Maintain mobility and accessibility.
4. Provide more housing choices.
5. Keep Gwinnett a preferred place.
6. Create a new set of ordinances to guide the rezoning and land development process that is better organized, more readable, user-friendly, contemporary, efficient, and legally defensible.

The first five goals and subsequent policies are derived directly from the Unified Plan. The sixth goal captures additional issues identified by Jacobs in its review of the County's existing zoning and land development regulations.

Goal 1

Maintain Economic Development and Fiscal Health.

This goal is consistent with Theme 1 of the 2030 Unified Plan and is developed with a selection of related policies from the 2030 Unified Plan. The issue that it supports is the preparation of a UDO that is forward-looking and provides a well-balanced set of uses with development patterns that are efficient for government service delivery.

Policy A.1.1: Promote major mixed use developments (e.g. Gwinnett Place, Civic Center, Mall of Georgia, Evermore CID, and Gwinnett Village).

Strategy a: Prepare one or more mixed use development districts in the UDO that consider permitting developments in designated areas "by right", if they are in conformity with development standards, design and guidelines and located in the areas designated in the Unified Plan Future Development Map.

Strategy b: Prepare location and development standards, design guidelines and a development review process at the administrative level for development of mixed-use development at locations determined by Gwinnett County.

Strategy c: Replace the MUO with an enhanced mixed-use development base district that incorporates incentives for developments that provide public space, multi-modal connectivity, structured parking, energy

efficiency, water quality, and requires better interparcel connections, parking management, and other features based in part on the proposed Community Improvement District, Redevelopment Area District (CID- RAD) ordinance, with appropriate modifications to address staff comments.

Strategy d: Prepare overlay districts with development standards and design guidelines for redevelopment of commercial corridors to mixed-use corridors, including a mix of high density residential, commercial, office, and semi-public/institutional uses.

Strategy e: Develop maximum, and shared parking standards for mixed-use districts.

Strategy f: Provide incentives for structured/vertical parking in these districts.

Policy A.1.2: Protect large, well-located parcels/areas for office use through proactive rezoning.

Strategy a: Update the office-institutional zoning district with a specification for a minimum percentage of a project that must be devoted to specific office uses. Gwinnett County would prepare a study of the appropriate locations and consider areawide rezoning of areas identified in the study at the appropriate time.

Policy A.1.3: Strategic placement of sewer.

Strategy a: To be addressed in the Rural Estate Character Area Sector Plan.

Policy A.1.4: Use of Transfer of Development Rights for rural estate housing in the east.

To be addressed in the Rural Estate Character Area Sector Plan.

Policy A.1.6: Promote University Parkway Corridor (SR 316) Corridor as Gwinnett's Research and Development (R&D) Belt.

To be addressed in the R&D Corridor Sector Plan.

Policy A.1.8: Obtain Appropriate Balance of Retail

Strategy a: Prepare a new overlay or floating zone that provides for commercial property to be redeveloped with a mixture of residential and commercial uses that is less reliant on types of commercial retail that are in excess supply.

Goal 2

Foster Redevelopment.

This goal is consistent with Theme 2 of the 2030 Unified Plan and is developed with a selection of related policies from the 2030 Unified Plan. The issue associated with this goal is that current Gwinnett County regulations are oriented to greenfield development causing additional review time and the need for variances to permit redevelopment and infill projects.

Policy A.2.1: Institute a variety of redevelopment incentives and bonuses.

Strategy a: Prepare one or more zoning districts that encourage redevelopment of existing commercial and multi-family residential areas and provide incentives for designs for urban amenities that serve a public purpose, such as: walkable mixed use development with structured parking, open space, complete streets, completion of a connected grid network of streets and pedestrian ways, regional stormwater treatment facilities and LEED construction.

Strategy b: Reorient the regulations to recognize the unique needs of the redevelopment and infill process, streamline review processes, and reduce the need for variances for these projects, particularly those related to parking, buffers, and tree protection standards.

Strategy c: Create an Administrative Review Permit process to ensure that mixed use developments that are permitted as of right meet performance standards for adequate public facilities, environmental protection, and design compatibility.

Strategy d: Establish infill development standards that base infill lot sizes, setbacks, building heights and other site and building criteria on the dimensions of surrounding lots and structures and establish compatibility standards for the form and design of infill development.

Strategy e: Provide an orderly and more flexible way to review the public benefits of non-conforming uses through creation of the Previously Existing Land Use Certificate (PELUC) process.

Policy A.2.2: Promote densification in Specific Areas Designated for Mixed-Use Through TDRs, Rezoning, Increased Infrastructure Capacities.

Strategy a: Prepare zoning districts and supplemental use standards for higher density residential and mixed use developments and link density increases to TDR, if authorized pursuant to the Rural Estate Character Area Sector Plan, and incentives.

Strategy b: Develop a by-right infill/ redevelopment district or an overlay district that will offer more diverse and flexible options for infill and redevelopment of older commercial corridor areas.

- Strategy c: Provide incentives for infill redevelopment of shopping centers, such as reduced parking requirements, increased allowable densities (if housing is incorporated into the site), expedited development review and permitting.*
- Strategy d: Allow greater use of Low Impact Development (LID) standards that provide increased flexibility in achieving stormwater management results in redevelopment projects.*
- Strategy e: Revise buffer, landscape and tree ordinance requirements to allow more flexible options for accomplishing goals of providing attractive and functional landscaping in redevelopment projects.*
- Strategy f: Adjust the “trigger points” for grandfathering redevelopment projects under the tree protection ordinance to provide a sliding scale of re-landscaping that is proportionate to the amount of redevelopment activity that is permitted.*

Policy A.2.4: Promote shared infrastructure facilities.

- Strategy a: Prepare development standards and incentives for private-private partnerships that allow multiple property owners to share the cost and benefits of constructing joint parking facilities, public parks, joint public spaces, and regional storm water treatment facilities.*

Policy A.2.5: Allow “corner stores” within specified medium/higher density areas as “floating zones”.

- Strategy a: Prepare zoning district and supplemental use standards that allow ‘corner stores’ to be approved by a Special Use Permit in specified medium/higher density areas provided that they meet a set of performance standards.*

Goal 3

Maintain Mobility and Accessibility.

This goal is consistent with Theme 3 of the 2030 Unified Plan and is developed with a selection of related policies from the 2030 Unified Plan. It is related to the issue that Gwinnett County must improve access management, connectivity and alternative mode choices between developments along major thoroughfares to improve traffic flow and reduce vehicle miles traveled.

Policy A.3.2: Manage access on arterials.

- Strategy a: Review Development Regulations to reduce curb cuts along specified arterials, especially those that are intended to be pedestrian-oriented.*

Strategy b: Review new standards for shared driveways, interparcel access, access from alleys, and frontage or “backage” access roads.

Policy A.3.4: Establish road connectivity requirement for new development

Strategy a: Establish criteria that must be met to obtain a variance to the requirement for stubouts to adjacent properties.

Strategy b: Recommend standards for interparcel connections and connectivity for new mixed-use and commercial developments.

Strategy c: Provide standards for street connectivity, including maximum number of cul-de-sacs, maximum length of blocks and cul-de-sacs.

Policy A.3.5: Create Transit Oriented Development (TOD) at appropriate sites through proactive zoning.

Strategy a: Prepare a Transit Oriented Development overlay zoning district that will allow higher density mixed use development in walking distance around future transit station areas and along transit corridors as determined by the 2030 Unified Plan and the Board of Commissioners.

Strategy b: In TOD districts, use minimum vs. maximum density and intensity standards.

Strategy c: Design TOD Overlay Districts to include protection for existing residential neighborhoods.

Goal 4

Provide More Housing Choices.

This goal is consistent with Theme 4 of the 2030 Unified Plan and is developed with a selection of related policies from the 2030 Unified Plan. The issue associated with this goal is that the current ordinances lack provision for a variety of lot sizes and housing types that would support housing choice, Lifelong Communities and housing affordability.

Strategy a: Consider reducing the number of residential zoning districts and authorizing a range of lot sizes to be permitted in each.

Strategy b: Develop standards for location and design of townhouses.

Strategy c: Develop a Traditional Neighborhood Development District (TND) to allow for a variety of lot and housing sizes within residential developments in appropriate areas such as the Mixed Housing Types character area shown on the Future Development Map.

Strategy d: Develop an infill residential zoning classification where lot sizes and setbacks are based on compatibility with those of adjacent properties.

- Strategy e: Provide location and design standards (including ADA and vertical use separation in Fire Code) for “live-work” units and loft housing in appropriate zoning districts.*
- Strategy f: Evaluate potential of zero lot-line housing and single-family detached condominium developments for Gwinnett County and if appropriate, develop supplemental use standards for these housing types.*
- Strategy g: Incorporate allowances for accessory dwelling units.*
- Strategy h: Update and streamline development standards in multifamily zoning districts with design standards and standards for review.*

Policy A.4.2: Preserve existing workforce housing.

- Strategy a: Provide location and design standards and appropriate incentives for providing workforce housing in locations with adequate accessibility, infrastructure and access to commercial and public services.*

Policy 4.4: Support expanded housing opportunities for Seniors.

- Strategy a: Prepare supplemental use standards and allow a variety of forms of housing appropriate for Seniors following the principles of Universal Design and Lifelong Communities in many zoning districts.*
- Strategy b: Review new state standards for assisted living, personal care and group homes and make appropriate modifications to Gwinnett County ordinances.*
- Strategy c: Provide a place for continuing care facilities in the UDO.*

Goal 5

Keep Gwinnett a Preferred Place.

This goal is consistent with Theme 5 of the 2030 Unified Plan and is developed with a selection of related policies from the 2030 Unified Plan. The issue associated with this goal is very broad, related to strengthening the quality of life for residents and the sense of place that will make Gwinnett continue to be attractive to current and future residents and workers in a competitive environment.

Policy A.5.1: Improve walkability of Gwinnett’s activity centers and neighborhoods.

- Strategy a: Revise zoning and development regulations to require multi-modal access plans to accompany commercial development plans in specified high-density areas.*
- Strategy b: Prepare appropriate standards for sidewalks and bike trails, pedestrian walkways through surface parking lots, and establish the*

appropriate location and design standards for on-street parking, street trees, and build-to lines.

- Strategy c: Develop design criteria or guidelines for the private realm along street frontages, encouraging pedestrian friendly architectural features such as buildings that meet the street (minimum set-backs) and pedestrian walkways from sidewalks to building entrances. Also incorporate aesthetic criteria such as minimum percentages for windows per façade, allowable and prohibited building materials and requirements for modulation of front facades.*
- Strategy d: Require new developments to provide pedestrian connections to adjacent developments when compatible.*
- Strategy e: Revise landscape strip requirements in areas that are intended to support walkability in order to ensure that the need for attractive landscaping is coordinated with the goal of encouraging pedestrian connectivity.*
- Strategy f: Require maximum building set-backs for certain corridors and appropriate locations, orient buildings with retail storefronts and entrances forward along sidewalks and emphasize parking in side and rear yards with inter-parcel access.*
- Strategy g: Include provision limiting the maximum number of parking spaces that can be provided, and encouraging use of pervious paving materials for the excess.*
- Strategy h: Review parking lot design standards to identify ways to accommodate pedestrian walkways and coordinate with landscaping requirements in parking lots.*
- Strategy i: Prepare supplemental use standards for convenience stores with gasoline pumps to provide screening of pump areas that are adjacent to streets.*
- Strategy j: In areas where walking is to be encouraged such as mixed-use projects, TOD, neighborhood commercial areas, etc., street designs should minimize block length and provide mid-block pass-throughs for long-blocks.*
- Strategy k: Develop standards for bike parking and storage and incorporate into appropriate zoning districts.*
- Strategy l: Provide incentives for developers to provide pedestrian-oriented public spaces with shade and seating areas.*
- Strategy m: Increase use of street trees and on-street parking on County/local streets.*

Policy A.5.4: Enhance development aesthetics.

- Strategy a: Prepare design guidelines for gateways, signage, landscaping, underground utilities, parking lots, freight loading areas, and outdoor lighting; prepare design guidelines for architectural design treatment of building materials, massing, roofs, fencing, etc in designated high-visibility locations.*
- Strategy b: Expand the scope of current screening requirements beyond outdoor storage and dumpsters to include surface parking lots and loading areas. Develop design and screening standards for these areas.*
- Strategy c: Instead of raised landscape islands, require recessed landscaped areas in parking lots that can incorporate bio-swales that catch stormwater and reduce the need for and size of detention ponds.*
- Strategy d: Remove standards for compact space parking, add maximum permitted number of off-street parking spaces, and encourage shared parking and inter-parcel access in appropriate areas of the County.*
- Strategy e: Require use of pervious paving materials for overflow parking areas and for parking spaces that are in excess of the requirements.*
- Strategy f: Review standards for parking structures and provide incentives for structured/vertical parking to reduce the visual impact of surface parking lots in strip commercial areas.*
- Strategy g: Review standards for illumination levels for commercial outdoor lighting including lighting of parking lots and signs.*

Policy A.5.7: Provide incentives for enhanced open space and trails.

- Strategy a: Provide minimum standards for open space and trails and designate certain development incentives for exceeding the standards.*
- Strategy b: Incorporate incentives for developers to participate in the implementation of the Gwinnett County Greenways and Open Space Master Plan and to connect to, or extend, existing trails through new development.*
- Strategy c: Review ordinance for Modified Subdivisions and Conservation Subdivision Overlay and replace them with a single ordinance that can be approved through an Administrative Review Permit, subject to specific development and design standards to be specified in the ordinance. Consider applicability to other zoning districts besides R-100 and R-75 and add provisions for better incorporation of greenways and multi-modal connectivity, green building standards, and food production where appropriate.*

- Strategy d: Provide clear limitations for structures and other impervious surfaces within areas counted towards open space and associated requirements.*
- Strategy e: Review and update requirements for maintenance of open space and other common areas.*
- Strategy f: Provide standards to better link landscaping and tree preservation requirements with buffer requirements.*
- Strategy g: Prepare development and design standards for open space that clarify the manner and degree to which floodplain and other environmentally sensitive areas are counted in required open space.*
- Strategy h: Review current ordinances for selective tree harvesting and tree thinning and update consistent with state statutes and regulations.*

Policy A.5.8: Use development regulations to create local parks.

- Strategy a: Prepare minimum standards for greenspace and allow developers to form private-private partnerships to collect greenspace credits into a consolidated, privately managed park area or green space.*
- Strategy b: Develop provisions for off-site mitigation of open space requirements; one option might be to allow developers to contribute a fee in lieu of dedicating open space within a small development. This would allow the development of a larger open space amenity off site.*

Goal 6

Create a new set of ordinances to guide the redevelopment and land development process that is better organized, more readable, user-friendly, contemporary, efficient and legally defensible.

This Goal statement is intended to collect the issues concerning deficiencies in the current set of zoning and land development ordinances and identify strategies for addressing them.

Issue 6.1: The current manner in which the Zoning Resolution and Development Regulations are organized as separate documents creates redundancies and is not well integrated.

- Strategy a: Integrate chapters of the Gwinnett Code of Ordinances related to zoning, land subdivision, site development, buildings, public improvements, environmental protection, natural resources, signage, and administrative procedures into a single Unified Development Ordinance format so the connections among varied code sections are clearer and more closely follow the progression of property development from rezoning through certificate of occupancy.*

- Strategy b: Organize chapters of the UDO to follow the progression of the land development process from rezoning through certificate of occupancy.*
- Strategy c: Create a detailed Table of Contents for the Unified Development Ordinance (UDO).*
- Strategy d: Where possible, replace repeated zoning district verbiage with tables.*
- Strategy e: Combine S. 605. Area, yard and height requirements with Article XVI. Minimum area, yard and height requirements.*
- Strategy f: Prepare a single set of supplemental use standards, place them in a specific location and cross-reference these standards where applicable throughout the UDO.*
- Strategy g: Review and update the standards for uses such as manufactured housing and home occupations and place them in the Supplemental Use Standards.*
- Strategy h: Move standards for household pets into Supplemental Use Standards and cross-reference as needed in zoning district text.*
- Strategy i: Where possible, remove detailed construction specifications from the ordinances and place them in technical manuals that do not require formal adoption.*
- Strategy j: Provide cross-references to related provisions within the UDO as appropriate.*
- Strategy k: Format the UDO to facilitate its use in electronic format; including search features.*
- Strategy l: Include graphics integrated into the UDO as appropriate.*

Issue 6.2: The uses authorized in each zoning districts are not easy to compare.

- Strategy a: Develop a Table of Uses that uses either the tax assessor’s land use codes or the North American Industry Classification System (NAICS) method for classifying land uses and identifying whether they are authorized uses or permitted as Special Uses in each zoning district.*
- Strategy b: Update the list of permitted uses associated with zoning districts to add contemporary uses.*
- Strategy c: Review consistency of Special Uses and include in a comprehensive Use Table with uses authorized “by right” in each zoning district.*

Issue 6.3: Some definitions are missing, vague, inadequate, internally inconsistent, and, in some cases, are inconsistent with current state and federal laws.

- Strategy a: Compile into a single list all the commonly used definitions in related planning and development ordinances.*

- Strategy b: Revise vague definitions, resolve redundant and conflicting definitions, and update definitions to be consistent with state requirements, where appropriate.*
- Strategy c: Provide contemporary definitions of terms and procedures, and separate definitions from development standards in the UDO.*
- Strategy d: Add an acronyms glossary.*
- Strategy e: Review current Ordinances for consistency in the use of terms such as “parcel” and “lot,” “applicant” and “developer,” “street” and “road” and revise or clarify differences as necessary.*
- Strategy f: Add definitions for undefined terms such as “moderate cost” that are necessary for interpretation and enforcement of regulations.*
- Strategy g: Develop consistent terminology for varying terms such as “open space”, “green space”, “recreational space”, etc. that are used within the current set of ordinances.*

Issue 6.4: Use and development standards are repeated multiple times throughout the ordinances related to zoning and development; in some instances the phrasing may be inconsistent and lead to confusion.

- Strategy a: Where possible, replace repeated verbiage with tables.*
- Strategy b: Where possible, delete multiple instances where a standard is written, prepare a single set of standards, place them in a specific location (such as Supplemental Use Standards) and cross-reference these standards where applicable throughout the UDO.*

Issue 6.5: Development density is not clearly defined in commercial zoning districts.

- Strategy a: Provide standards for Floor Area Ratio (FAR) in non-residential and mixed use districts.*

Issue 6.6: Some zoning districts are unused or unnecessary and/or uses are evolving.

- Strategy a: Consider elimination of HS district and rezone any property currently zoned HS to another appropriate district.*
- Strategy b: Consider elimination or replacement of NS district with mixed-use district and rezone any property currently zoned NS to another appropriate district.*
- Strategy c: Consider elimination of OBP and re-mapping existing property zoned to OBP to other districts such as O-I, C-2, or M-1 or placing it in a new mixed use district.*
- Strategy d: Review manufacturing/warehouse/distribution facilities and consider what changes need to be made including on-site sales.*

Strategy e: Consider combining some of the residential districts that are the same except for lot sizes.

Issue 6.7: The relationship between Overlay districts and base zoning districts is not well explained in the 1985 Zoning Resolution.

Strategy a: Prepare a new section of the zoning ordinance that discusses the role of overlay districts and how they relate to the base zoning districts.

Issue 6.8: Restaurant uses do not provide standards for outdoor service and dining.

Strategy a: Consider permitting outdoor dining areas as an accessory use in C-1, C-2 and C-3, and mixed-use districts when associated with restaurants and ice cream shops.

Strategy b: Prepare development standards for outdoor dining areas in supplemental use standards.

Issue 6.9: Mini-warehouse uses are common in Gwinnett County and are sometimes associated with unsightly or in appropriate outdoor activities.

Strategy a: Prepare supplemental use standards for mini-warehouse use.

Issue 6.10: Some provisions of Article VI. General Provisions, Article VII. Exceptions and Modifications, and Article VIII. Non-conforming Uses, are misplaced.

Strategy a: Reorganize provisions of Articles VI., VII. and VIII. to be more internally consistent and relocate some provisions to Supplemental Use Standards.

Issue 6.11: An excessive number of variances concern the construction of fences, especially on corner lots.

Strategy a: Review standards for fences and revise as appropriate.

Strategy b: Review standards for yards and setbacks, especially for corner lots.

Issue 6.12: Chapter 108, Telecommunications Ordinance is not up to date with current state and federal regulations. There is confusion between when a Tall Structure Permit (TSP) is required as it relates to structures exempt from height limitations of the zoning resolution, but exceed 50' and must have a TSP.

Strategy a: Incorporate appropriate revisions to address Over-The-Air-Reception Devices (OTARDs) and to be consistent with the Advanced Broadband Collocation Act.

Strategy b: Review "height" in general, and coordinate requirements of TSP with the Zoning Resolution and Telecommunications Ordinance.

Issue 6.13: Sect. 1312 Floodplain general provisions seem to be misplaced.

Strategy a: Relocate Sect. 1312 to be with other flood damage prevention language or else converted into an overlay district.

Issue 6.14: Current subdivision standards lack specific prohibitions and standards related to irregular lot shapes, triangular lots, flag lots, and width to depth proportion for lots.

Strategy a: Revise subdivision design standards to specifically address irregular lot configurations.

Issue 6.15: Subdivision regulations do not address the need for subdividing commercial property to provide for lease lines.

Strategy a: Revise platting procedures to include simple administrative process (exempt plat) for the purpose of indicting lease lines on a commercial property. Expand to other zoning districts.

Issue 6.16: Current Development Regulations do not have adequate standards for exemption plats in the subdivision process.

Strategy a: Discuss problems with staff and make appropriate changes.

Issue 6.17: Current Development Regulations do not have contemporary standards for submission of digital files for surveys, plats and site plans.

Strategy a: Prepare procedures and standards for digital file submissions.

Issue 6.18: Current Development Regulations do not have contemporary standards for condominium process.

Strategy a: Review latest state law and contemporary practice and update ordinances accordingly.

Issue 6.19: Many use provisions of the current ordinances are outdated or inadequate for the future.

Strategy a: Revise and update zoning regulations pertaining to accessory use and structures, including specifying allowable accessory uses, restricting maximum floor area, defining standards regarding accessory dwelling units, adding alternative energy production elements, and adding appropriate compatibility standards.

Strategy b: Provide regulations for kiosks and vending machines.

Strategy c: Review definitions and development standards for regulating places of worship in conformity to federal law (RLUIPA).

Issue 6.20: Gwinnett County's sign regulations need revisions.

- Strategy a: Prepare appropriate standards that allow, but regulate signs that use LED digital message boards and avoid undue motorist distraction.*
- Strategy b: Review and update requirements regarding maximum permitted sign areas. Address temporary signage, banners, etc. in all zoning classes including overlay districts (presently prohibited); address color and architectural style.*
- Strategy c: Review and update requirements regarding proportions of sign area to lot frontage or building façade.*
- Strategy d: Provide regulations for multi-tenant mixed-use buildings.*
- Strategy e: Prepare alternative, pedestrian-oriented sign regulations for mixed use developments.*
- Strategy f: Revise sign regulations to ensure content-neutral standards.*

Issue 6.21: Article XV. Administration, Enforcement, Penalties and Remedies and Article XVI. Zoning Board of Appeals is misplaced.

- Strategy a: Combine these Articles with a consolidated and coordinated Chapter of the UDO that deals with administration, enforcement, penalties and remedies of all development-related matters.*
- Strategy b: Review language concerning variances to ensure that it allows only the minimum variance necessary to permit reasonable use of land, building, or structures.*
- Strategy c: Consider expanding use of administrative variances in redevelopment areas.*

Issue 6.22: Performance and maintenance bonding requirements are inadequate.

- Strategy a: Review "super bonds" and other problems identified by staff and recommend appropriate modifications.*

Issue 6.23: Sidewalk location standards are too rigid; additionally requirement at 2 feet from the right-of-way may cause difficulties in locating utilities and landscaping.

- Strategy a: Allow developer to provide sidewalks in locations that best fit site conditions and the design of the site plan.*
- Strategy b: Promote lower- maintenance landscaping alternatives.*

Issue 6.24: Current ordinances of Gwinnett County do not adequately encourage water quality and conservation measures.

- Strategy a: Establish standards for maximum impervious surface area for zoning districts and encourage disconnected impervious surfaces.*

- Strategy b: Establish standards for use of pervious paving materials.*
- Strategy c: Provide standards and procedures for incorporating bio-swales, rain gardens, and other LID elements into developments and roadway design.*
- Strategy d: Review current state laws and write provisions for protecting water quality for lakes.*
- Strategy e: Consider allowing isolated wetlands to be used for stormwater attenuation.*
- Strategy f: Encourage the use of green roofs for stormwater treatment by allowing such features to count towards minimum open space standards.*
- Strategy g: Require the retention and use of natural drainage ways and storage areas where applicable.*
- Strategy h: Review “water sense” guidelines from the MNGWPD webpage and incorporate recommended standards where appropriate.*
- Strategy i: Incorporate xeriscape standards and plant lists into applicable areas of the UDO to reduce the need for landscape irrigation.*
- Strategy j: Water conservation measures such as cisterns should be permitted in the UDO to encourage their implementation.*

Issue 6.25: Current ordinances of Gwinnett County do not include potential energy conservation measures.

- Strategy a: Revise County Ordinances to ensure that energy efficient practices such as the installation and use of solar panels and clotheslines are allowed in all neighborhoods.*
- Strategy b: Reduce per capita energy consumption and light pollution through requirements for the use of energy- efficient outdoor lighting fixtures and bulbs and restrictions on the intensity and hours of operation of non-essential lighting (such as sign lighting). Standards will be for both commercial and residential districts.*
- Strategy c: Review standards for hours of illumination permitted for construction sites.*
- Strategy d: Define new technology and energy efficiency measures in the UDO definitions so alternative energy facilities and practices can be implemented.*
- Strategy e: Ensure that desired alternative energy technologies (solar power, electric vehicles) are appropriately permitted across the County’s zoning districts; be it as principal or accessory, by-right or special uses.*

Strategy f: Incorporate provisions for electric vehicle (EVs) charging into commercial parking standards and residential site design, where appropriate.