

Section 1315. Activity Center/Corridor Overlay District Requirements.

Section 1315.1.1 Findings and Purposes.

The Activity Center/Corridor Overlay District is intended to enhance the viability and livability of the area surrounding major activity centers in Gwinnett County as designated by the Board of Commissioners. The purpose of the Overlay District is to achieve and maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture and signage; and to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit.

Section 1315.1.2 Applicability.

The requirements of the Overlay District shall apply to all non-residential and attached residential properties within the geographic areas shown on:

- [1. Mall of Georgia Overlay District Map](#)
- [2. Civic Center Overlay District Map](#)
- [3. U.S. Highway 78 Corridor Overlay District Map](#)
- [4. Grayson/Highway 20 Corridor Overlay District Map](#)
- [5. Centerville/Highway 124 Corridor Overlay District Map](#)
- [6. Highway 124/324/Hamilton Mill Road Overlay District Map](#)

Whenever the requirements of the Overlay District impose a more or less restrictive standard than the provisions of any other statute or covenant, the requirements of the Overlay District shall govern.

Within the U.S. Highway 78 Corridor Overlay District, these standards shall apply to all new construction and shall apply to the applicable and affected portions of a redeveloped site or refurbished building as determined by the Director of Planning and Development.

Section 1315.2 Design Requirements.

1. Transportation/Infrastructure
 - 1.A. Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. 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.
 - 1.B. All new utility lines shall be located underground.
 - 1.C. Sidewalks shall be required adjacent to all public rights-of-way and into and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. It is encouraged that a minimum three-foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.
 - 1.D. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. All such required amenities shall be decorative, commercial-quality fixtures.

Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation.

- 1.E. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Light source shall be high-pressure sodium. Streets lights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads.

Light Fixtures which are utilized shall be as follows:

Overlay District/ Corridor	Fixture Head	Pole Type (Streetlight)	Max. Pole Height
Mall of Georgia	Cobra Head	Fluted (Green)	40 ft.
Civic Center	Cobra Head	Fluted (Black)	40 ft.
U.S. Highway 78	Cobra Head	Fluted (Black)	40 ft.
Grayson/Hwy 20	Cobra Head	Smooth (Black)	40 ft.
Centerville/Hwy 124	Cobra Head	Fluted (Black)	40 ft.
124/324/Hamilton Mill	Cobra Head	Fluted (Black)	40 ft.

- 1.F. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. All lighting will be metal halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.

Light Fixtures which are utilized shall be as follows:

Overlay District/ Corridor	Fixture Head	Pole Type (Parking lot)	Pole Type (Pedestrian)
Mall of Georgia	Box Head	Fluted Green (50' max.)	Fluted Green
Civic Center	Box Head	Smooth Black (50' max.)	Fluted Black
U.S. Highway 78	Box Head	Smooth Black (50' max.)	Fluted Black
Grayson/Hwy 20	Box Head	Smooth Black (35' max.)	Smooth Black
Centerville/Hwy 124	Box Head	Fluted Black (35" max.)	Fluted Black
124/324/Hamilton Mill	Box Head	Fluted Black (35' max.)	Fluted Black

- 1.G. Within the Mall of Georgia Overlay District, subject to Corps of Engineers approval, all properties or assemblages of parcels abutting the Mall of Georgia nature preserve or Ivy Creek floodplain shall provide at least one direct access point to this amenity. Access points shall be a minimum of four feet in width and constructed of a pervious material.

2. Landscaping Requirements

- 2.A. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with Gwinnett County's Buffer, Landscape and Tree Ordinance. At least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater.
- 2.B. Provide landscaped islands throughout all surface parking areas as required by the Gwinnett County Buffer, Landscape and Tree Ordinance.
- 2.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five-feet in width. At a minimum, landscaped strips shall be planted in accordance with the Gwinnett County Buffer, Landscape and Tree Ordinance.
- 2.D. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the right of way the following roads:
- (1) Mall of Georgia Overlay:
- a. Buford Drive
 - b. Woodward Crossing Boulevard
 - c. Mall of Georgia Boulevard
- (2) Civic Center Overlay:
- a. Sugarloaf Parkway
 - b. Satellite Boulevard
 - c. Duluth Highway
 - d. Old Peachtree Road
 - e. Meadow Church Road
 - f. North Brown Road
- (3) U.S. Highway 78 Corridor Overlay:
- a. Stone Mountain Highway
- (4) Grayson/Highway 20 Overlay:
- a. Grayson Highway
 - b. Loganville Highway
 - c. Sugarloaf Parkway
 - d. Webb Gin House Road
 - e. Hillside Drive
 - f. Cooper/Ozora Road
 - g. Oak Grove Road
 - h. Hope Hollow Road
 - i. Hoke O'Kelly Mill Road
 - j. Brand Road

(5) Centerville/Highway 124 Overlay:

- a. Scenic Highway
- b. Centerville Highway
- c. Highpoint Road
- d. Everson/Springdale Road
- e. Bethany Church/Zoar Road
- f. Zoar Church Road
- g. Annistown/Centerville-Rosebud Road
- h. Campbell Road
- i. Lee Road
- j. Anderson-Livsey Lane

(6) Highway 124/324/Hamilton Mill Overlay

- a. Braselton Highway
- b. Gravel Springs Road
- c. Auburn Road
- d. Hamilton Mill Road

All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the Georgia or Gwinnett Department of Transportation.

Street trees shall be of one or a combination of the following species:

1. Willow Oak
2. Overcup Oak
3. Nuttall Oak
4. Pin Oak
5. Shumard Oak
6. Lacebark Elm
7. Japanese Zelkova

2.E. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four sides. Screening shall consist of three solid walls of brick, stucco or split-face block construction, at least six feet in height, with 100 percent solid metal or wooden gates. Dumpsters shall be placed in the rear yard and may be located 0-feet from the property line if the adjoining property is zoned non-residential and 0-feet from all applicable buffers if the adjoining property is zoned residential.

2.F. Natural vegetation shall remain on the property until issuance of a development permit.

3. Parking/Yard, Height & Setback

3.A. For retail developments exceeding 125,000 square feet of gross floor area, at least 10% of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the Director of Planning and Development.

3.B. Up to 25% of the required parking spaces for any development may be reduced in total area, width or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight feet in width and 17 feet in depth.

- 3.C. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20% of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20% of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
- 3.D. For developments exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented toward, the public right-of-way with the majority of parking to the sides and rear where possible.
- 3.E. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.

4. Signage; Temporary Uses; Peddling

- 4.A. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
- 4.B. Oversized Signs or Billboards shall not be permitted.
- 4.C. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
- 4.D. Canopy and awning sign(s) shall be limited to 15 square feet per road frontage. If lighted, lettering shall be individually formed and lighted. No spreader bar signage shall be allowed except as required by the State Fire Marshall.
- 4.E. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
- 4.F. Peddlers shall be prohibited.

5. Architectural Design

- 5.A. Architectural design of all non-residential buildings should comply with the following performance guidelines:
 - (1) Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used for industrial, multi-story office (3-stories or greater) or hotel development subject to review and approval of the Director of Planning and Development.
 - (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
 - (3) Metal sided or portable buildings shall be prohibited.
 - (4) Buildings shall incorporate live plant material growing immediately in front of or on the building.
 - (5) Buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4 in 12.

- (6) Roofing materials for pitched or mansard roofs shall be limited to the following:
 - * Metal standing seam of red, green or silver in color.
 - * Tile, slate or stone.
 - * Wood shake.
 - * Shingles with a slate, tile or metal appearance.
- (7) All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
- (8) Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.

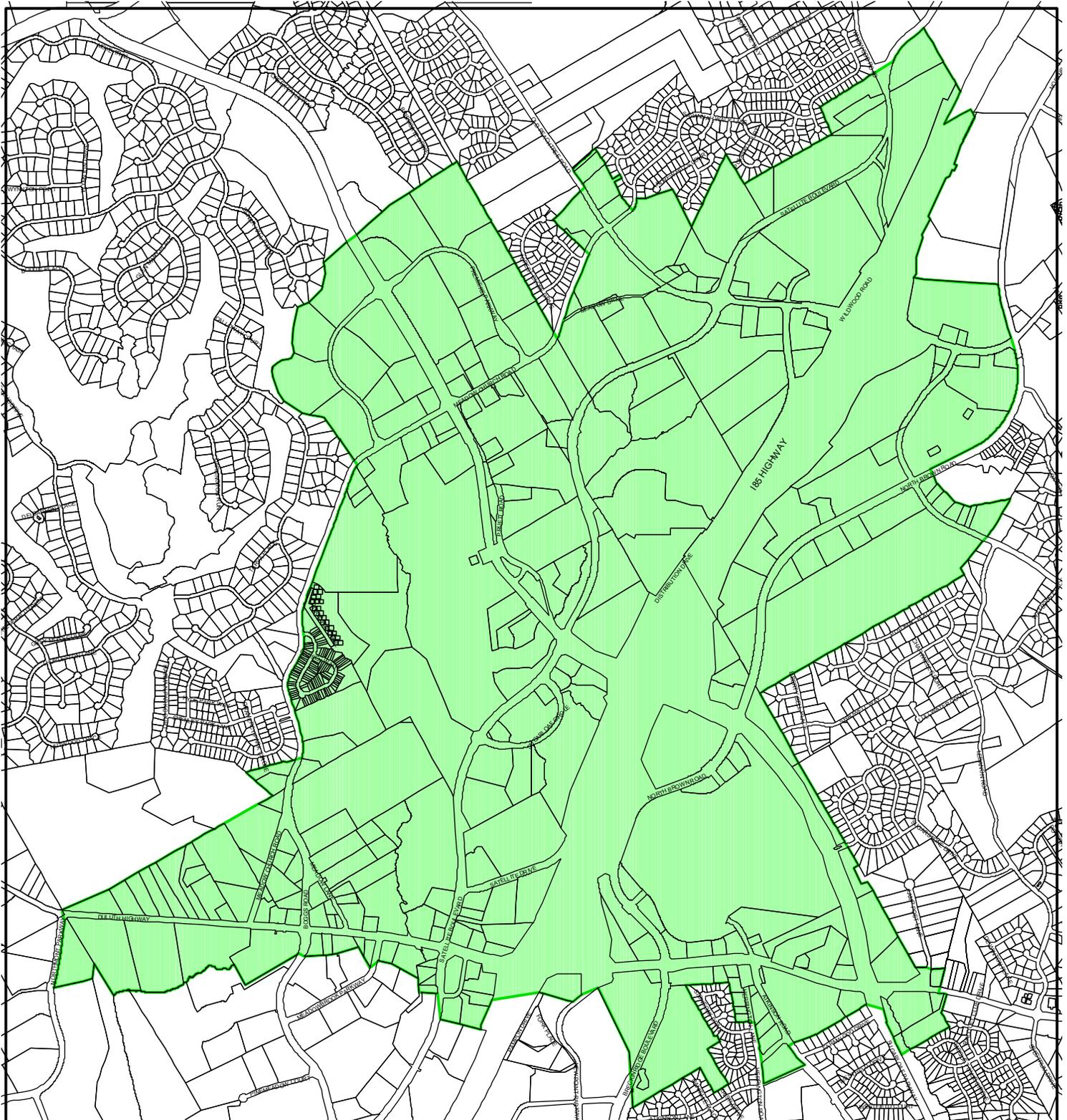
5.B. Architectural design of all commercial/retail buildings should comply with the following additional performance guidelines:

- (1) To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.
- (2) Within planned shopping centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
- (3) Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
- (4) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot, and may be provided in height offset or facade projections such as porticoes or towers.
- (5) Building design shall include minimum one foot deep cornices, extending along the entire front of buildings and the sides of buildings at least ten feet.
- (6) Building design shall include a minimum one foot high contrasting base, extending along the entire front of buildings and the sides of buildings at least ten feet.

5.C. Architectural design of all attached residential buildings shall comply with the following performance guidelines:

- (1) Architectural treatments of each building elevation shall be a minimum 50% brick, stone or stucco. The balance of each building elevation may be wood, wood shake or fiber cement-type siding.

Building plans shall be subject to review and approval of the Director of Planning and Development, or his/her designee, prior to the issuance of a Building Permit. Designs which are inconsistent with these performance guidelines may be denied. Alternate designs which have been denied by the Director, may be submitted for review and approval of the Planning Commission.



Civic Center Overlay District



Approved by the
Board of Commissioners
December 16, 2003

0 1000 2000 3000 Feet

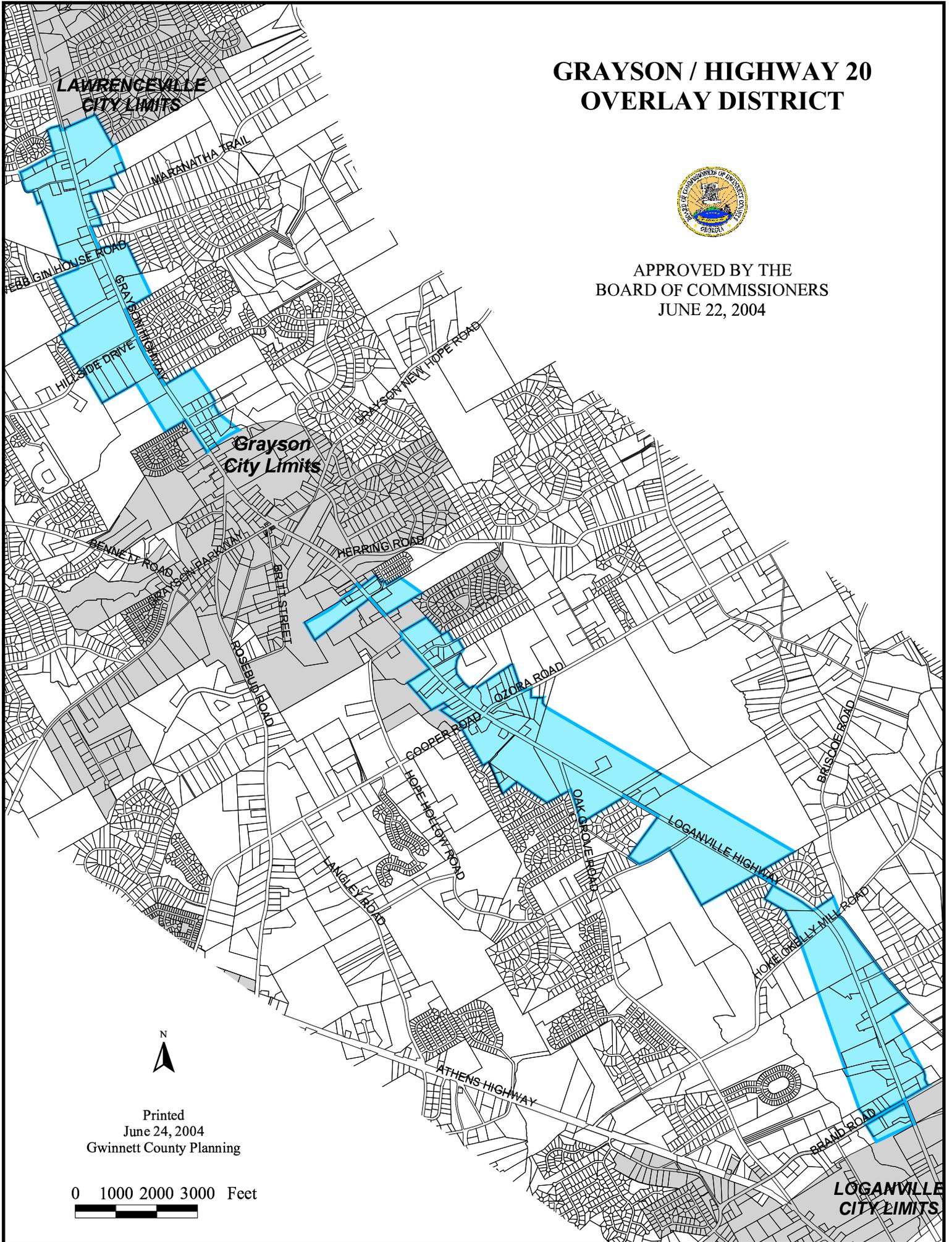
A horizontal scale bar with markings at 0, 1000, 2000, and 3000 feet.

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

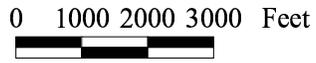
GRAYSON / HIGHWAY 20 OVERLAY DISTRICT



APPROVED BY THE
BOARD OF COMMISSIONERS
JUNE 22, 2004

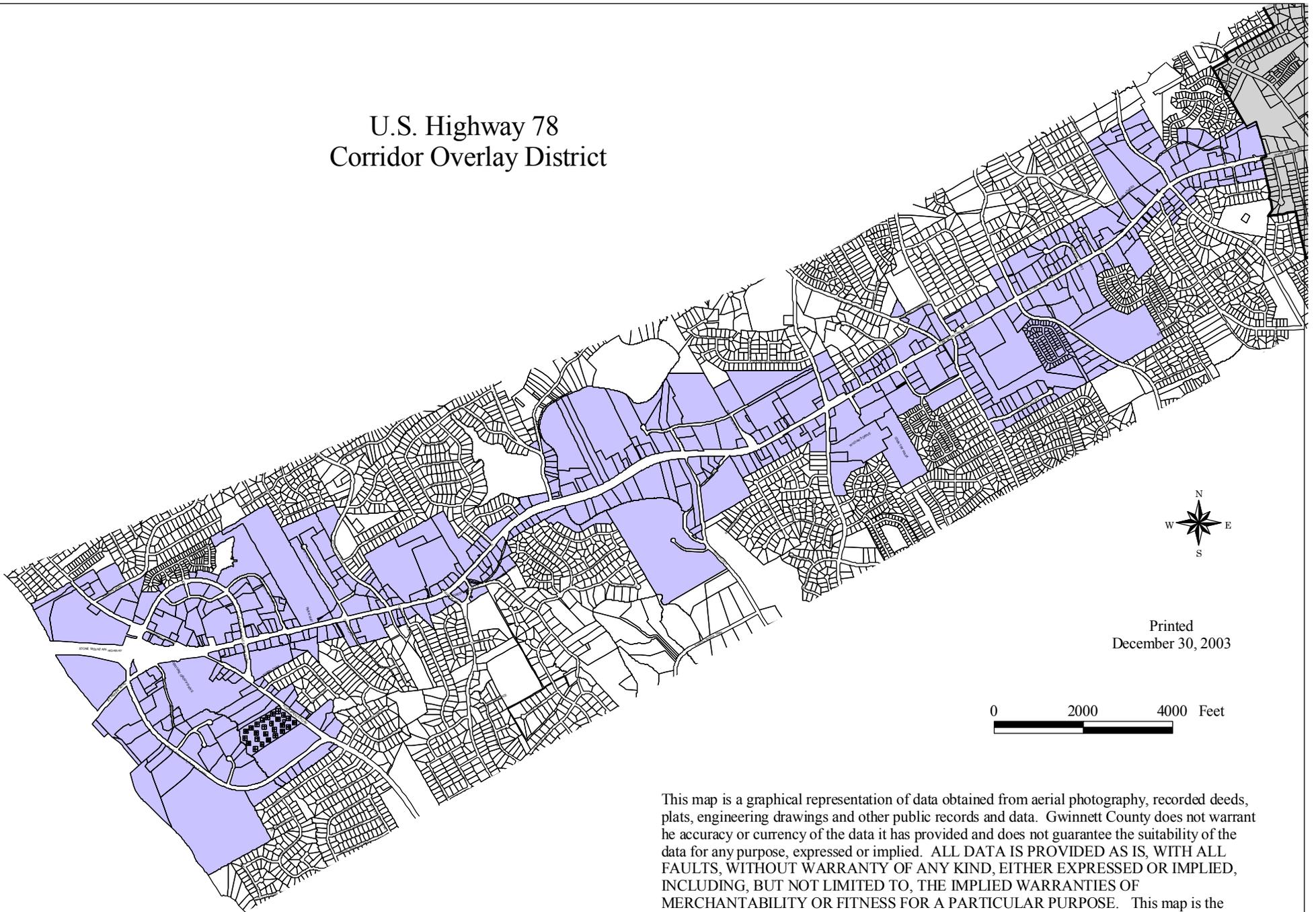


Printed
June 24, 2004
Gwinnett County Planning



LOGANVILLE
CITY LIMITS

U.S. Highway 78 Corridor Overlay District

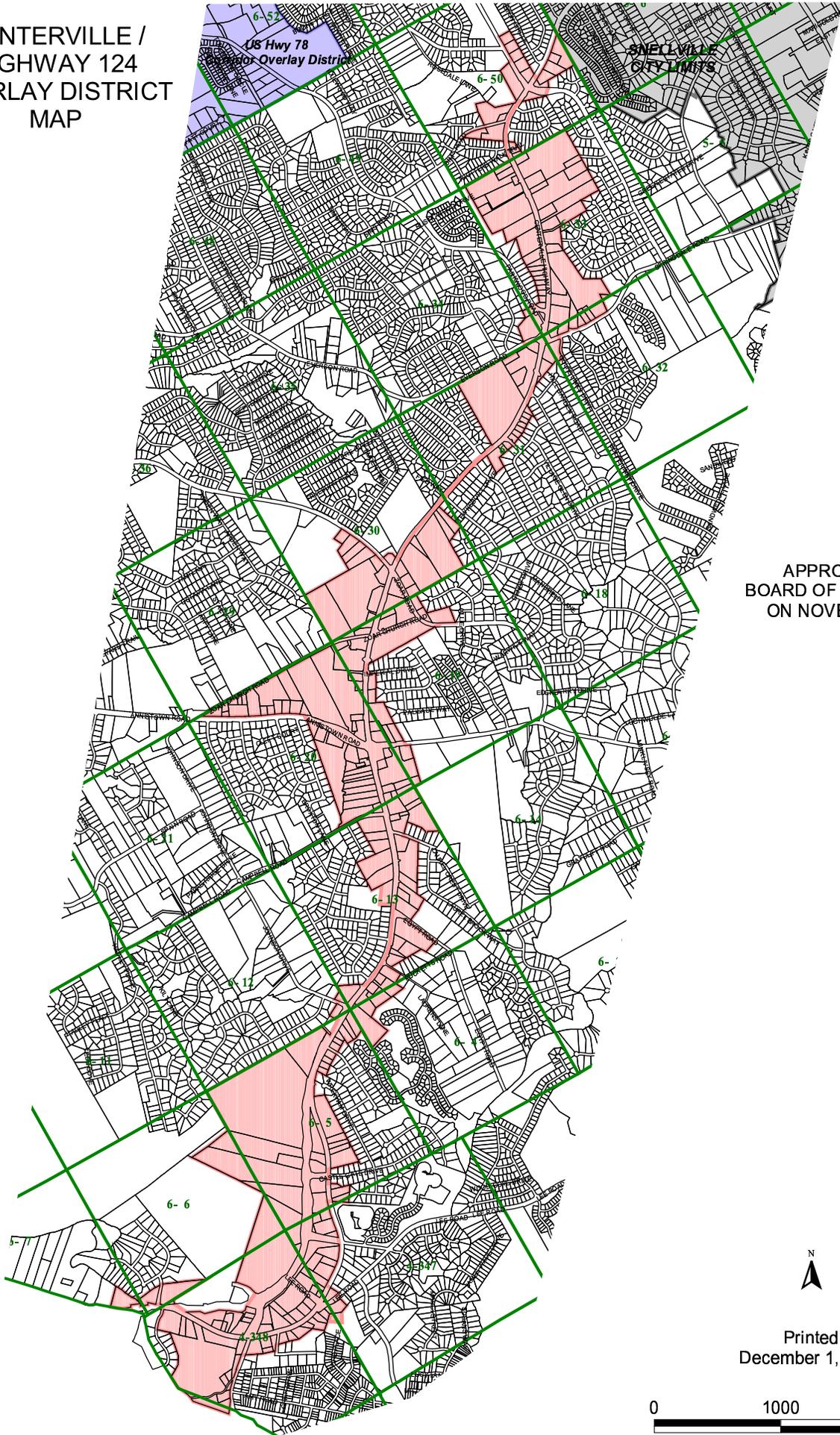


Printed
December 30, 2003

0 2000 4000 Feet

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

CENTERVILLE /
HIGHWAY 124
OVERLAY DISTRICT
MAP



APPROVED BY THE
BOARD OF COMMISSIONERS
ON NOVEMBER 23, 2004

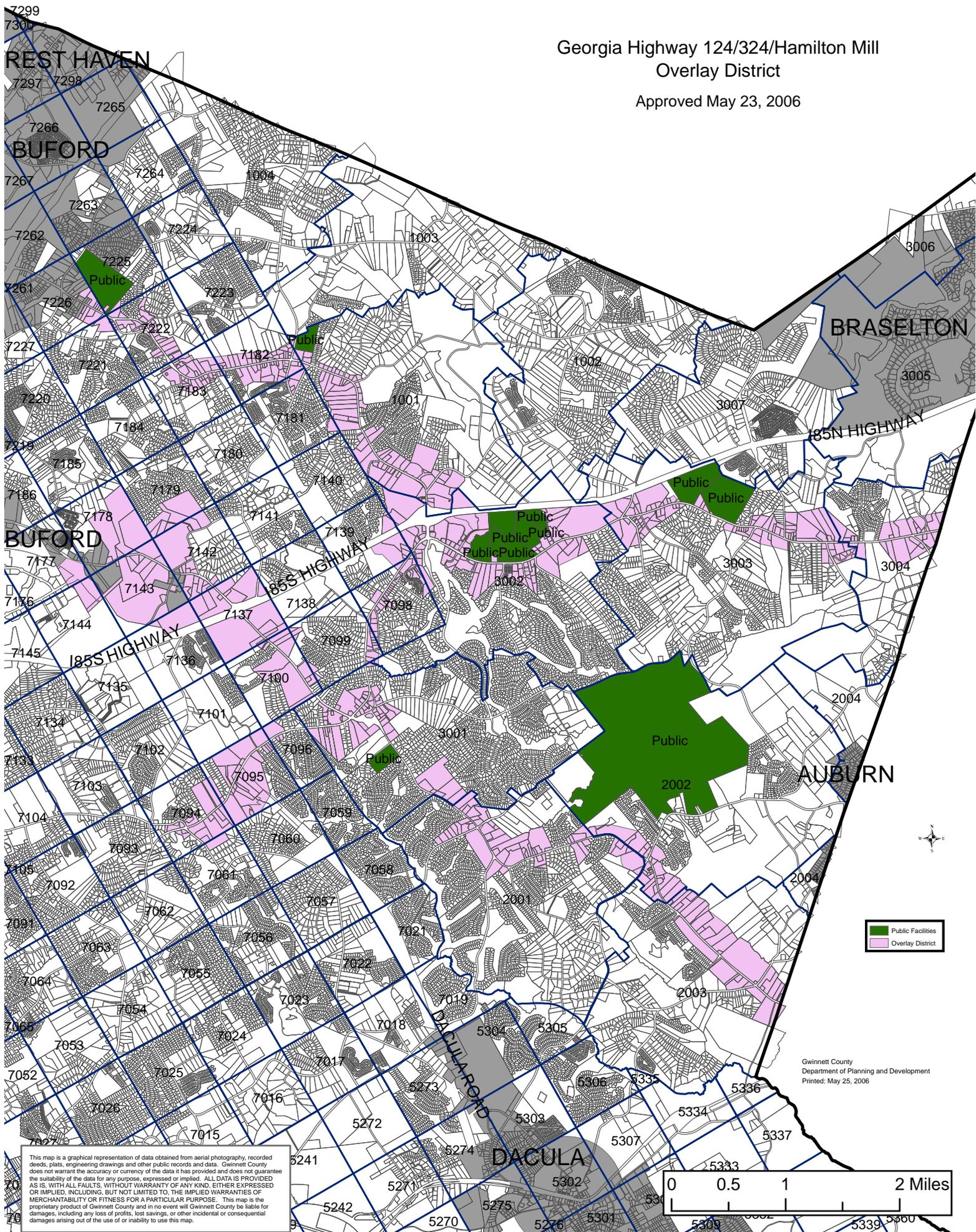


Printed
December 1, 2004



Georgia Highway 124/324/Hamilton Mill Overlay District

Approved May 23, 2006



This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

Gwinnett County
Department of Planning and Development
Printed: May 25, 2006

