

## **GWINNETT COUNTY**

### **Community Shared & Reduced Parking Policy**

Creative parking solutions are encouraged and permitted by Gwinnett County through the Unified Development Ordinance (UDO) which was adopted on February 25, 2014. The total number of parking spaces constructed may be reduced by neighboring developments sharing parking spaces or by the Director granting a variance to decrease the number of parking spaces a development must provide.

### **Excerpts from the current Gwinnett County Unified Development Ordinance**

#### Section 210-80 TND Traditional Neighborhood Development District

210-80.11- B. The number of required off-street parking spaces may be reduced in equal number by the number of on-street parking spaces as provided in Chapter 245, On-Street Parking, or by a shared parking agreement as described in Section 240-30, Reduction in Minimum Parking Requirements.

#### 210-225. Minimum Design Standards of Mixed-Use Districts

210-225.5 – C. Parking Management Vehicle Parking The minimum number of required off-street parking spaces shall be as provided in Chapter 240 or in accordance to the following standards, whichever is lower:

- c. The number of required off-street parking spaces may be reduced in equal number by the number of on-street parking spaces as provided in Chapter 245, On-Street Parking, or by a shared parking agreement as described in Section 240-30, Reduction in Minimum Parking Requirements.

#### Section 240-30. Reduction in Minimum Parking Requirements

240-30.1. If the required automobile off-street parking spaces cannot reasonably be provided on the same lot on which the principal use is located, such spaces may be provided on other off-street property lying not more than 400 feet from the main entrance to the principal use. In this situation, the applicant shall submit with his/her application for a building permit or an occupancy permit an instrument duly executed and acknowledged which accepts as a condition for the issuance of a building permit or an occupancy permit the permanent availability of such off-street parking spaces to serve his /her principal use.

240-30.2. One-half of the off-street parking spaces required by a use whose peak attendance will be at night or on Sundays may be shared with a use that will be closed at night or on Sundays.

#### Section 240-40. Parking Structures

240-40.1. Parking structures shall provide an adequate ingress and egress with a minimum vertical clearance of 14 feet.

240-40.2. Non-residential, mixed-use, and 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 1 vertical foot is permitted for each 1 vertical foot 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 240-140. O-R Office –Residence District

210-140.6 - E. Property Development Standards. When two or more uses are connected with shared driveways, then shared parking reductions may be approved by the Director in accordance to Section 240-30 Reduction in Minimum Parking Requirements.

#### **Additional Information:**

Contact Development Plan Review staff at (678) 518-6000 for additional information regarding shared parking.