

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**

**AN ORDINANCE TO AMEND THE PROPERTY MAINTENANCE ORDINANCE**  
**OF GWINNETT COUNTY**

**WHEREAS** the Gwinnett County Property Maintenance Ordinance was first adopted in October, 1998; and

**WHEREAS** since the adoption of the Property Maintenance Ordinance, Gwinnett County has experienced a noticeable improvement in the maintenance and appearance of residential property; and

**WHEREAS** during 2005, the Board of Commissioners initiated Operation Fixing Broken Windows which emphasized property maintenance code enforcement in areas in need of revitalization; and

**WHEREAS** Operation Fixing Broken Windows has improved the quality of life for the citizens of Gwinnett County; and

**WHEREAS** the Board of Commissioners has determined that it is in the best interest of the residents of Gwinnett County to continue its quality of life initiative by strengthening and updating the County's Property Maintenance Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** that the Property Maintenance Ordinance of Gwinnett County found at Sections 14-281 through 14-363 be amended so as to clarify that properties zoned and/or used for commercial, office, industrial, or multi-family purposes are subject to the provisions of the Property Maintenance Ordinance. The Board of Commissioners determines that the quality of life and best interests of citizens of Gwinnett County will be served by the following amendments:

1.

Section 14-283 is amended by striking said section in its entirety and inserting in lieu thereof the following:

**Section 14-283. Scope.**

This Article shall apply to all commercial, office, industrial, multi-family, and single-family residential structures and premises and shall constitute the minimum requirements and standards for existing structures and premises.

2.

Section 14-301 of the Property Maintenance Ordinance is hereby deleted in its entirety and the following is inserted in lieu thereof:

**Section 14-301. Fences and Walls**

Fences and walls shall be maintained in a structurally sound condition and in good repair. Fences shall be free from loose or rotting materials and shall have braces and supports attached or fastened in accordance with common building practices. All multi-family parcels which contain eight units per acre or more, excluding single-family attached dwellings, shall be fenced on all sides with a chain link or wrought iron fence, or other material approved by the Director of the Department of Planning and Development, no less than four feet in height. Any new fence required by the adoption of this Ordinance shall be constructed within twelve months from the effective date of this Ordinance.

3.

Section 14-302 is deleted in its entirety and the following language is inserted in lieu thereof:

**Section 14-302. Grass, Weeds, and Uncultivated Vegetation.**

Premises and exterior property shall be maintained free from grass, weeds, or uncultivated vegetation in excess of twelve inches in height unless the property is zoned R-100 and is greater than three acres in size or is zoned RA-200 (Agriculture – Residence District) and is greater than one acre in size.

4.

Subsection 14-303 (4) is deleted in its entirety.

5.

Subsection 14-304 (3) is deleted in its entirety.

6.

Subsection 14-305 (b) (2) is deleted in its entirety.

7.

Subsection 14-305 (c) (3) is deleted in its entirety.

8.

A new Section 14-307 is inserted to read as follows:

**Section 14-307. Registered Agents.**

Prior to the issuance of a Certificate of Occupancy for any multi-family development, commercial, office, or industrial property, or mobile home

park, or during the first thirty calendar days of each year, whichever occurs earlier, the owner and each Occupation Tax Certificate holder for each multi-family development, commercial, office, or industrial property, or mobile home park must designate the name, Gwinnett County address, and twenty-four hour phone number of an agent for the property. The agent shall reside in Gwinnett County and shall be on twenty-four hour call, seven days per week, to accept notices of violation regarding any provision of the Gwinnett County Code. In addition, written notice to such agent shall be deemed delivered on the third business day following the mailing of such notice by first class mail to the agent at the address listed in such registration. The registration required by this paragraph shall be submitted to the Licensing and Revenue Section of the Department of Financial Services. Such registration shall be confirmed at the time of each annual registration. In the event that the holder of an Occupation Tax Certificate or the owner of the property desires to change the name or contact information with regard to the registered agent, the Occupation Tax Certificate holder and/or owner shall supply written notice to the Licensing and Revenue Section of the Department of Financial Services. No change in registration shall be effective until written modification thereof is received by the Licensing and Revenue Section of the Department of Financial Services.

9.

All Ordinances or Resolutions, or parts thereof, in conflict with this Ordinance are repealed. All remaining provisions of the Property Maintenance Ordinance shall remain in full force and effect.

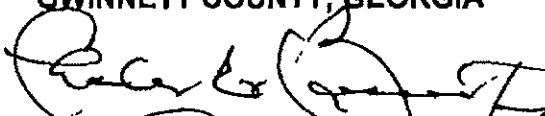
10.

This Ordinance shall become effective on October 1, 2006.

This Ordinance is adopted by the Gwinnett County Board of Commissioners this the 15th day of August, 2006.

**GWINNETT COUNTY, GEORGIA**

BY:



**CHARLES E. BANNISTER**, Chairman  
Gwinnett County Board of Commissioners

**ATTEST:**



County Clerk/Deputy County Clerk:  
(SEAL)



**APPROVED AS TO FORM:**



**VAN STEPHENS**  
Chief Assistant County Attorney