

**BOARD OF COMMISSIONERS**

**AN AMENDMENT TO 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**, in 2007, the Board of Commissioners consolidated the County's code enforcement personnel with an existing Quality of Life Unit spearheaded by the Gwinnett County Police Department; and

**WHEREAS**, the Board of Commissioners has identified certain beneficial revisions to the County's existing 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 as follows:

1.

A new **Section 14-332** is added as follows:

**Section 14-332. Driveways .**

All private driveways shall be maintained in a passable condition so as to allow safe vehicular ingress and egress to the building served. For purposes of this section, there is a rebuttable presumption that a private driveway is impassable if the driveway contains a grade separation of 6 inches or more.

**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.**

(a) 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. Fences shall be maintained free of nails protruding more than 1/16 inch beyond the face of any uncovered fence member.

(b) All multi-family parcels which contain eight units per acre or more, excluding single-family attached dwellings, on parcels that contain a minimum of three acres 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 six months from the effective date of this Ordinance.

(c) All damaged or missing portions of a fence shall be replaced with comparable materials and shall be attached to the existing portion of the fence. Fences shall not be externally braced in lieu of replacing or repairing posts, columns or other structural members.

3.

All laws or parts of laws in conflict with this Ordinance are hereby repealed.

4.

This Ordinance shall become effective on September 1, 2008.

This Ordinance is adopted by the Gwinnett County Board of Commissioners this the 15<sup>th</sup> day of July, 2008.

**GWINNETT COUNTY, GEORGIA**

BY:

  
**CHARLES E. BANNISTER** Chairman  
Board of Commissioners

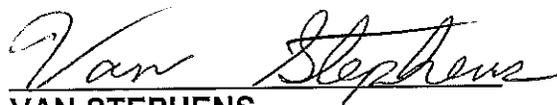
ATTEST:



**DIANE KEMP**  
County Clerk

(SEAL)

APPROVED AS TO FORM:



**VAN STEPHENS**  
Chief Assistant County Attorney