

Zoning Districts, Gwinnett County, Georgia

The zoning district descriptions in this section should be used as a guide only for the unincorporated areas of Gwinnett County. Before buying or selling property, please refer to the complete text of the Zoning Resolution as it applies to a particular zoning district to insure the proposed use is allowed and under what conditions, if any. For more information, you may purchase a copy of the Zoning Resolution from the Department of Planning and Development. If zoning information for property within the city limits of a municipality in Gwinnett County is needed, please call that city's planning or building department. Ordinances and regulations can change frequently so be sure to maintain an up-to-date copy. **Please read the Zoning Resolution for specific uses allowed within each zoning district and for additional requirements and information.** The following are general descriptions of zoning districts:

RA-200 - Agriculture-Residence District.

This district is comprised of land having a predominantly rural character. Permitted uses include one family detached dwellings and activities that are primarily agricultural in nature.

Minimum Lot Size	40,000 square feet.
Minimum Lot Width	200 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,000 square feet

R-140 – Single-Family Residence District.

This district is intended primarily for one family detached dwellings on large lots in areas where topography is not suited for small lot development. This district allows for a relaxation of street development standards. Other permitted uses such as churches & schools are considered compatible with one family dwellings.

Minimum Lot Size	1 acre minimum, but varies
Minimum Lot Width	140 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,400 square feet

R-100 – Single-Family Residence District.

This zoning district is intended primarily for one family detached dwellings and other permitted uses. These other uses include churches & schools that are considered compatible with one family dwellings.

Minimum Lot Size	
Sewer	15,000 square feet
Septic	25,500 square feet
Minimum Lot Width	100 feet
Exception	85 feet cul-de-sac turn-around
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,400 square feet

R-100 Modified Single-Family Residence District.

This zoning district requires Special Use (SUP) approval by the Board of Commissioners and must be connected to the public central sewer system. Lot sizes are reduced but must be compensated by an equivalent area provided as open space. Density can not exceed 2.3 units per net acre.

Minimum Lot Size	10,500 square feet
Minimum Lot Width	80 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,400 square feet

R-100 Conservation Subdivision Overlay Single-Family Residence District.

This zoning district is an overlay zone and is a use by right if specified criteria are met. Subdivisions must be connected to the public central sewer system. There is no minimum lot size. At least 40 percent of the subdivision must be provided as open space to obtain a density of 2.3 units per net acre. At least 50 percent of the subdivision must be provided as open space to obtain a density of 3.0 units per net acre.

Minimum Lot Size	None
Average Lot Width	60 feet
Minimum Road Frontage	40 feet
Exception	20 feet cul-de-sac turn-around
Minimum Dwelling Size	
One Story	1,600 square feet
Two Story	1,800 square feet

R-75 – Single-Family Residence District.

This zoning district is intended primarily for one family detached dwellings and related uses on land served by a public central sewer system.

Minimum Lot Size	
Sewer	12,000 square feet
Septic	25,500 square feet
Minimum Lot Width	75 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,200 square feet

R-75 Modified Single-Family Residence District.

This zoning district requires Special Use (SUP) approval by the Board of Commissioners and must be connected to the public central sewer system. Lot sizes are reduced but must be compensated by an equivalent area provided as open space. Density can not exceed 3.0 units per net acre.

Minimum Lot Size	9,000 square feet
Minimum Lot Width	65 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,200 square feet

R-75 Conservation Subdivision Overlay Single-Family Residence District.

This zoning district is an overlay zone and is a use by right if specified criteria are met. Subdivisions must be connected to the public central sewer system. There is no minimum lot size. At least 40 percent of the subdivision must be provided as open space. Density is limited to 3.0 units per net acre.

Minimum Lot Size	None
Average Lot Width	60 feet
Minimum Road Frontage	40 feet
Exception	20 feet cul-de-sac
Minimum Dwelling Size	
One Story	1,600 square feet
Two Story	1,800 square feet

R-60 – Single-Family Residence District.

This zoning district is intended primarily for one family detached dwellings and accessory uses connected to the public central sewer system.

Minimum Lot Size	7,200 square feet
Minimum Lot Width	60 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,000 square feet

R-TH – Single-Family Residence Townhouse District.

This zoning district is intended exclusively for townhouse dwellings and villa style attached one family dwellings.

Minimum Lot Size	None
Minimum Unit Width	18 – 22 feet (townhomes) 40 feet (villas)
Minimum Dwelling Size	1,000 square feet

R-ZT - Single Family Residence Zero Lot Line/Townhouse District.

This zoning district is intended primarily for one family detached dwellings and accessory uses connected to the public central sewer system.

Minimum Lot Size	4,000 square feet (6 units/acre)
Minimum Lot Width	40 feet
Minimum Road Frontage	20 feet
Minimum Dwelling Size	1,000 square feet

RM - Multifamily Residence Districts.

The various RM zoning districts are intended for duplex and multifamily dwellings. The maximum density is reflected in the exact RM zoning classification (e.g. RM-6, RM-8, RM-10, RM-13, with the number following the letters being the maximum density expression in dwelling units per net acre). **Note: for properties zoned RM prior to 31**

December 1985, density is calculated using gross acres.

Minimum Lot Size	18,000 square feet
Minimum Lot Width	100 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	Varies from 450 square feet to 1,000 square feet

RMD - Multifamily Residence District (Duplexes).

This district is intended for duplexes allowing one duplex on each lot of record.

Minimum Lot Size	16,000 sewer / 24,000 septic
Minimum Lot Width	100 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	800 square feet for 2 bedroom 1,000 square feet for 3 bedroom

RL - Lakeside Residence District.

This zoning district permits one family detached dwellings and recreation cottages on medium-sized lots. RL zoned properties are generally located adjacent to Lake Lanier & Norris Lake.

Minimum Lot Size	
Sewer	15,000 square feet
Septic	25,500 square feet
Minimum Lot Width	75 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,000 square feet

MH - Mobile Home Park District.

This zoning district is intended exclusively for the placement of mobile homes in an environment that will provide pleasant and otherwise satisfactory living conditions and, at the same time, will not produce adverse effects upon neighboring properties.

Minimum Lot Size	None; project must contain 15 total acres
Minimum Lot Width	None
Minimum Road Frontage	40 feet
Minimum Dwelling Size	None

MHS - Manufactured Housing Subdivision District.

This district is intended for the development of mobile or manufactured home subdivisions with each home located on an individual lot.

Minimum Lot Size	
Sewer	15,000 square feet
Septic	25,500 square feet
Minimum Lot Width	100 feet
Minimum Road Frontage	40 feet
Minimum Dwelling Size	1,400 square feet for industrialized homes

HS - Hospital Service District.

This district's purpose is to provide a location for a hospital and related facilities that serve the hospital.

Minimum Lot Size	None
Minimum Lot Width	None
Minimum Road Frontage	40 feet

NS - Neighborhood Shopping District.

This district provides a location for convenience goods and services for people in nearby residential neighborhoods. Hours of operation and building sizes are limited and all sales must be indoors.

Minimum Lot Size	None
Minimum Lot Width	None
Minimum Road Frontage	40 feet
Maximum Building Size	Can not exceed 3,000 square feet of retail space per store nor exceed 30,000 square feet in a planned center.

C-1 - Neighborhood Business District.

This district allows facilities serving the everyday needs of nearby neighborhoods to provide commercial uses of a convenience nature. The district is very similar to NS except that the hours of operation & building size are not limited.

Minimum Lot Size	None
Minimum Lot Width	None
Minimum Road Frontage	40 feet

C-2 - General Business District.

This district is intended to serve a greater population and to offer a wider range of services than the C-1 or NS districts. Retail goods and services, general office and public functions are included in allowable uses.

Minimum Lot Size	None
Minimum Lot Width	None
Minimum Road Frontage	40 feet

C-3 - Highway Business District.

This district allows businesses that require accessibility to major highways and that serve larger portions of the community than the NS, C-1 or C-2 districts.

Minimum Lot Size	None
Minimum Lot Width	None
Minimum Road Frontage	40 feet

O-I - Office-Institutional District.

This district allows office, institutional and limited related retail and service uses.

Minimum Lot Size	None
Minimum Lot Width	None
Minimum Road Frontage	40 feet

OBP - Office-Business Park District.

This zoning district is similar to the O-I district except that it also allows limited industrial operations and processes such as electronic equipment manufacturing and assembly, printing establishments, research and lab facilities, etc.

Minimum Lot Size	None
Minimum Lot Width	None
Minimum Road Frontage	40 feet

M-1 - Light Industry District.

This district is established to allow limited industrial development.

Minimum Lot Size	1 acre
Minimum Lot Width	100 feet
Minimum Road Frontage	40 feet

M-2 - Heavy Industry District.

This district allows all M-1 uses but includes more intensive industrial operations.

Minimum Lot Size	1 acre
Minimum Lot Width	100 feet
Minimum Road Frontage	40 feet

Activity Center/Corridor Overlay District.

This overlay district is intended to enhance the viability and livability of designated commercial areas and corridors throughout Gwinnett as established by the Board of Commissioners. The overlay seeks to achieve a unified and pleasing aesthetic/visual quality in landscaping, building architecture and signage. The Board of Commissioners has designated the following Activity Centers/Corridors:

1. Mall of Georgia
2. Civic Center
3. U.S. Highway 78
4. Grayson/Highway 20
5. Centerville/Highway 124

Mixed-Use Redevelopment (MUR) Overlay District.

This overlay district may be authorized by the Board of Commissioners upon any existing zoning classification. The overlay district is intended to promote the redevelopment of individual properties or highway corridors which are experiencing economic or physical decline. MUR redevelopment projects are intended to integrate commercial and/or office with residential land uses, promote pedestrian accessibility, reduce automobile trips, stimulate the value and improve the visual appeal of the surrounding community. MUR's utilize the provision of landscaping, street/shade trees, street furniture, parks/plazas and sidewalks to unify and interconnect the varying uses.

Zoning District Minimum Requirements Quick Reference Table

Zoning District	Road Frontage (Ft.)	Lot Width (Ft.)	Lot Size (Sq. Ft. Unless Noted)	Dwelling Size (Sq. Ft.)
Residential				
RA-200	40	200	40,000	1,000
R-140	40	140	Varies - See Section 1300C	1,400
R-100	40	100 (85 cul-de-sac)	15,000 Sewer 25,500 Septic	1,400
R-100 Modified	40	80	10,500 Sewer	1,400
R-100 CSO	40 (20 cul-de-sac & eyebrow)	60 Average	None	1,600 1-Story 1,800 2-Story
R-75	40	75	12,000 Sewer 25,500 Septic	1,200
R-75 Modified	40	65	9,000 Sewer	1,200
R-75 CSO	40 (20 cul-de-sac & eyebrow)	60 Average	None	1,600 1-Story 1,800 2-Story
R-60	40	60	7,200 Sewer	1,000
RMD	40	100	16,000 Sewer 25,500 Septic	800 - 2 Bedroom 1,000 – 3 Bedroom
RL	40	75	15,000 Sewer 25,500 Septic	1,000
RM-6, 8, 10 & 13	40	10'	(See Section 1400)	(See Section 604)
R-TH	50 (external)	N/A	8 u/a	1,000
R-ZT	20 Detached	40 Detached	4,000 Sewer (6 u/a)	1,000
Non-Residential				
O-I & OBP	40	N/A	No Minimum	N/A
C-1, C-2, C-3 & NS	40	N/A	No Minimum	N/A
M-1 & M-2	40	100	1 Acre	N/A

This table is intended as a quick-reference guide only. Please refer to sections 604,1400 and 1401 of the Zoning Resolution. In addition, please refer to section 606 to see if **buffers** are required between dissimilar zoning districts.