


## Department of Planning and Development

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### MEMORANDUM

To: Developers, Property Owners, Consultants and Contractors

From: Kathy S. Holland   
Development Division Director

Subject: Third Amendment to the Unified Development Ordinance,  
Effective April 28, 2015

Date: May 14, 2015

The Gwinnett County Board of Commissioners approved the third Amendment to the Unified Development Ordinance (UDO) effective April 28, 2015.

#### Summary of Key Changes

- Revision of:
  - Definitions for:
    - Development Agreement, to remove the word “system”;
    - Lot, Corner, to allow a continuous street to define a corner lot if the angle of that street is 135 degrees or less. (Section 110-40)
  - Category/Chapter definitions for Floodplain Management specifically:
    - Addition (to an existing structure); Building; Elevated Building; Flood Insurance Study; Future Conditions Flood Hazard; and Structure. (UDO 110-50.3)
  - Requirements for fence heights on corner lots. (UDO 230-80)
  - *Table of Permitted and Special Uses* (Table 230.4) adding or revising the following uses under:  
Commercial and Retail Uses:
    - Ambulance or Medical Transport Company; Auction House; Automobile Auction; DUI School; Fireworks Sales, principal use; Fireworks Sales, ancillary use; Hookah/Vapor Bar or Lounge; Motorcycle, Scooter and ATV Sales and Related Service; Motorcycle, Scooter and ATV Service and Repair; Motorcycle Parts, Apparel and Accessories Store (without installation); and Stone Yard or Stone Cutting.
  - Industrial and Manufacturing Uses:
    - Septic Tank Pumping Company
  - Office, Institutional, and Cultural Uses:
    - Counseling Center
    - Meditation Center
    - Residential Rehab. Center
  - Automobile Brokers in the *Supplemental Use Standards*. (UDO 230-130.3.E)
  - Supplemental Use Standards to add Firework Sales and a Hookah/Vapor Bar or Lounge. (UDO 230-130.3)
  - Section titled Appeals to Decisions of the Zoning Board of Appeals. (UDO270-120)
  - Subsection 360-50.2.B.1 to require double frontage and reverse frontage lots for both residential and non-residential subdivisions along major thoroughfares where internal access can be provided.

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- Chapter 700, Floodplain Management per the updated MNGWPD “District Model Floodplain Management/ Flood Damage Prevention Ordinance” adopted 8/28/2013.
- Obstructing Visibility at Intersections to facilitate measuring sight distance. (UDO900-50.8)
- Clarification of:
  - Open Space Conservation District to refer the reader to Chapter 900 for new street requirements. (UDO210-50.14.C)
  - Traditional Neighborhood Development District to refer the reader to Table 610.1, *Minimum Buffer Requirements*. (UDO 210-80.7.D)
  - Title of Section 220-30.3.E to better reflect the paragraph content.
  - The creation of an unbuildable lot for the exclusive use of mail kiosks. (UDO 230-20.3)
  - And re-organization of requirements for Specimen Tree Survey and Specimen Tree Concept Plan. (UDO 320-20)
- Addition of a:
  - Subsection to Conditional Approvals titled Violations of Conditions. (UDO 270-40.4)
  - Final Plat Approval Certificate when greenways are required on a property. (UDO320-120.7.C)
  - Reference in Section 630-70.1 to Section 320-20 for plan preparation guidelines and to clarify when a Specimen Tree Survey and a Specimen Tree Concept Plan is required. (UDO 630-70.1 and 630-70.2)
- Relocation of dumpster requirements from Section 240-140 to subsection 230-120.14.
- Reorganize subsections 630-30.1 and 630-30.2, Tree Density Standard and Zoning Buffer Exclusion to provide clarification of requirements.
- Removed Highway 78 Activity Center/Corridor Overlay District requirement. (UDO 220-30.2.A), (Table 220.2), and (UDO 220-30.3.D.4.c)

A detailed listing of all the changes in the amendment (UDOA2015-00001) and the UDO may be found on our website at:

[www.gwinnettcounty.com/Departments/PlanningandDevelopment/UnifiedDevelopmentOrdinance](http://www.gwinnettcounty.com/Departments/PlanningandDevelopment/UnifiedDevelopmentOrdinance)

If you have any questions concerning your project please contact a Planner at 678.518.6000.