



Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcountry.com

MEMORANDUM

To: Whom It May Concern
From: Kathy S. Holland
Development Division Director
Subject: Fifth Amendment to the Unified Development Ordinance,
Effective July 21, 2015
Date: August 11, 2015

The Gwinnett County Board of Commissioners approved the Fifth Amendment to the Unified Development Ordinance (UDO) effective July 21, 2015.

Summary of Key Changes

Revision of Title 2, Section 230-130.3., *Supplemental Use Standards* is amended by deleting the existing entry for *Agricultural Uses* and insert a new entry for *Agricultural Uses*. In addition, a new entry is inserted for *Livestock, keeping of (for personal utility)* and the requirements are described below.

**Section 230-130.3.B
Agricultural Uses (crop or animal production).**

In agricultural zoning districts; corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.

**Section 230-130.3.CC.
Livestock, keeping of (for personal utility).**

1. In agricultural zoning districts: corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.
2. In non-agricultural zoning districts: the raising and keeping of livestock (other than chickens) for personal pleasure or utility on a parcel which contains the dwelling of the owner of the livestock is permitted, provided that the parcel is at least 3 acres in area and all animal quarters are located no closer than 100 feet to any property line.
3. In non-agricultural residential zoning districts: the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner is permitted, subject to the following requirements:
 - a. The minimum lot size for the keeping of chickens shall be ten-thousand five-hundred (10,500) square feet.
 - b. Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.
 - c. Minimum pen area for chickens shall be ten (10) square feet per chicken.
 - d. Chickens must be housed at least twenty (20) feet from any property line, and fifty (50) feet from any residence other than the owner's.

- e. Any structure housing chickens must be located in the rear yard.
- f. The keeping of roosters is not allowed.
- g. The maximum number of chickens shall be as follows: Lots 10,500 square feet to 12,499 square feet: maximum of 3 chickens; lots 12,500 square feet to 24,999 square feet: maximum of 5 chickens; lots 25,000 square feet to 39,999 square feet: maximum of 8 chickens; lots of 40,000 square feet to 2.99 acres: maximum of 10 chickens; lots 3 acres or larger: no maximum.
- h. Each coop shall have at least four (4) square feet of floor space per chicken over four (4) months old.
- i. Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.
- j. Chickens must be kept under sanitary conditions and shall not be a public nuisance as defined by State law.

The amendment (UDOA2015-00003) may be found on our website at:

www.gwinnettcountry.com/Departments/PlanningandDevelopment/UnifiedDevelopmentOrdinance

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

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

ORDINANCE ENTITLED: Unified Development Ordinance of Gwinnett County

READING AND ADOPTION: July 21, 2015

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	No
Jace Brooks, District 1	Yes	Yes
Lynette Howard, District 2	Yes	No
Tommy Hunter, District 3	Yes	Yes
John Heard, District 4	Yes	Yes

On motion of Commissioner Heard, which carried 3-2, the Unified Development Ordinance of Gwinnett County, Title 2: Land Use and Zoning, is hereby amended.

WHEREAS, the Unified Development Ordinance contains regulations governing zoning and land use, development and permitting, landscape requirements and architectural guidelines, as well as procedures for the administration and application of those regulations; and

WHEREAS, by careful review of the rules and requirements contained therein, it has become evident that certain Chapters and Sections of the Unified Development Ordinance could be logically amended; and

WHEREAS, the Gwinnett County Board of Commissioners desires that the Unified Development Ordinance provide appropriate and sound regulation of land use, zoning, development and permitting; and

WHEREAS, the Unified Development Ordinance was adopted by the Gwinnett County Board of Commissioners on February 25, 2014; and

WHEREAS, the Unified Development Ordinance provides that the text, tables and drawings thereof may be amended from time to time by the Board of Commissioners following submission of certain items to the Municipal-Gwinnett County Planning Commission for review and recommendation; and

WHEREAS, the Board of Commissioners finds that the following amendment to the Unified Development Ordinance promotes the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of Gwinnett County;

NOW, THEREFORE, BE IT ORDAINED by the Gwinnett County Board of

Commissioners that the Unified Development Ordinance is hereby amended as follows:

That Title 2, Chapter 230, Subsection 230-130.3 Supplemental Use Standards (per Table of Permitted Uses) is amended by deleting the existing entry for Agricultural Uses in its entirety, alphabetically inserting the following, and renumbering the remaining items as necessary:

Agricultural Uses (crop or animal production).

In agricultural zoning districts: corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.

Livestock, keeping of (for personal utility).

1. In agricultural zoning districts: corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.
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3. In non-agricultural residential zoning districts: the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner is permitted, subject to the following requirements:
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 - b. Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.
 - c. Minimum pen area for chickens shall be ten (10) square feet per chicken.
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- i. Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.
- j. Chickens must be kept under sanitary conditions and shall not be a public nuisance as defined by State law.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 7/23/15

ATTEST:

By: Diane Kemp
Diane Kemp, County Clerk



APPROVED AS TO FORM:

By: Van Steghe, Christ Assistant
County Attorney