

Department of Planning and Development

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MEMORANDUM

To: Department of Planning and Development Staff
From: Kathy S. Holland, Director 
Subject: Amendment to the Unified Development Ordinance,
Effective December 19, 2017
Date: January 9, 2017

The Gwinnett County Board of Commissioners approved an amendment to Title 1 and Title 2 of the Unified Development Ordinance (UDO) effective December 19, 2017 regarding accessory building requirements.

Summary of Key Changes

Definitions (Section 110-40):

- Revise the definition for *Accessory Building and Accessory Dwelling*.

Accessory Building, Structure and Use Standards (Section 230-120):

- Revise location of accessory building and structure to rear yard only.
- Clarify that accessory buildings and structures permitted and constructed prior to effective date in side yards may remain.
- Add setback requirements that are based on size of accessory building and structure.
- In RA-200 zoning district structures are permitted in front yards, provided lot is three acres or more.
- Maximum cumulative total sq. ft. allowance is based on lot size.
- Special Use Permit required for any accessory building cumulative total over 1,000 sq. ft. in area.
- Add:
 - Storage of commercial vehicle in accessory building is prohibited.
 - Accessory buildings greater than 120 sq. ft. are subject to design guidelines.

Supplemental Use Standards (General Requirements) (Section 230-130.4.E.):

- Removed Special Use Permit requirement. Metal buildings over 120 sq. ft. are prohibited.

Building/Structure Height Measurements and Exceptions (Section 230-30):

- Revise height limitations:
 - From 20 ft. to 12 ft. for cupolas, weathervanes, chimneys, parapets and other similar architectural features or satellite dishes or other necessary mechanical rooftop appurtenances which extend above the allowable building height.
 - From 75 ft. to 35 ft. for barns, silos and similar architectural structures within the RA-200 zoning district.

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A detailed listing of all the changes in the amendment (UDOA2017-00001) may be found on our website at:

www.gwinnettcounty.com/Departments/PlanningandDevelopment/UnifiedDevelopmentOrdinance

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