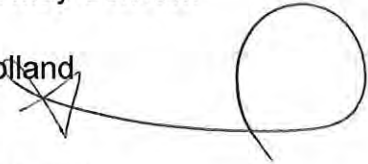


MEMORANDUM

TO: To Whom It May Concern

From: Kathy S. Holland,
Director



Subject: 2018 Amendments

Date: December 31, 2018

The Gwinnett County Board of Commissioners approved several amendments in 2018. Below is a list of the amendments with a description of key changes.

Gwinnett County Unified Development Ordinance

UDOA2018-00001, effective July 24, 2018, amends the brick category of the Color and Finish Chart, Table 9.0.0 of the Architectural Design Standards within the Appendix, to clarify natural clay colors, or painted earth tone and neutral colors of brick are allowed and embossed synthetic panels or stucco or EFIS panels with simulated brick patterns are prohibited in non-residential and residential zoning districts.

UDOA2018-00002, effective October 23, 2018, amends the Supplemental Use Standards, Subsection 230-130.3, specifically the Automobile, Truck, or Vehicle Storage Lot paragraph, to require a minimum of 10 acres for the storing of commercial vehicles, semis and/or tractor trailers.

UDOA2018-00003, effective October 23, 2018, amends the Off-Street Parking Standards, Chapter 240 by inserting a new section 240-140 to require one electric vehicle charging station in new commercial and multi-family developments which exceed 50 parking spaces. Redeveloped sites are required to meet the same requirement where site work and/or repaving of existing parking areas and driveways exceeds 50% of the total parking area.

Gwinnett County Construction Code

CCA2018-00001, effective October 16, 2018, amends the Construction Code to require reserved space on the electrical panel for a 2-pole single-phase circuit in commercial, multifamily, and single-family residential buildings for the purpose of future electric vehicle charging systems.

Planning and Development Land Development and Other Services Fee Schedule

PDFEE2018-00001, effective October 23, 2018, amends the Planning and Development Land Development and other Services Fee Schedule to provide a 5% reduction in building permit fees for:

- Construction that complies with LEED certification for commercial buildings; or,
- EarthCraft Multifamily certification for multifamily residential buildings; or,
- EarthCraft House certification for single-family residential buildings.

The previous three amendments are in response to Gwinnett County's application for Platinum Certification evaluated by Atlanta Regional Commission's Green Community Program; a voluntary certification program that assists local governments in implementing measures to reduce environmental impacts. Gwinnett County received Bronze, Silver and Gold certification in 2010, 2012 and 2014 respectively and obtained Platinum certification in December 2018.

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

ORDINANCE ENTITLED: Gwinnett County Unified Development Ordinance

READING AND ADOPTION: July 24, 2018

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

Name	Present	Vote
Charlotte Nash, Chairman	Yes	Yes
Jace Brooks, District 1	Yes	Yes
Lynette Howard, District 2	Yes	Yes
Tommy Hunter, District 3	Yes	Yes
John Heard, District 4	Yes	Yes

On motion of Commissioner Heard, which carried 5-0, the Unified Development Ordinance of Gwinnett County, Appendix 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 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 that the Unified Development Ordinance of Gwinnett County, Appendix is hereby amended as set forth in **Exhibit A** which is attached hereto.

BE IT FURTHER RESOLVED that all regulations or parts of the same in conflict with this Resolution are hereby rescinded to the extent of said conflict.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/7/18

ATTEST:

By: Diane Kemp
Diane Kemp, County Clerk



APPROVED AS TO FORM:

By: Melanie Wilson
Melanie Wilson, Senior Assistant County Attorney

Exhibit A

That UDO Appendix Section 1.0, Subsection 9.0.0 Architectural Design Standards Color and Finish Chart be amended by deleting the existing Subsection in its entirety, and inserting in lieu thereof the following:

9.0.0 Architectural Design Standards Color and Finish Chart

Note: The Architectural Design Standards Color and Finish Chart shall apply to all Architectural Design Standards Categories.

Brick	Natural clay colors, or painted earth tone and neutral colors. Face coated brick with a porcelain enamel or ceramic finish shall be prohibited. Embossed synthetic panels or stucco or EIFS panels with simulated brick patterns shall be prohibited.
Stone	Natural colors.
Stucco/EIFS	Earth tone and neutral colors. White shall only be allowed for minor accent features.
Tilt-up Concrete	Earth tone and neutral colors of textured coating finish.
Pre-cast Concrete	Architectural concrete of earth tone and/or neutral color with exposed aggregate finish.
Metal Panels	Earth tone and neutral colors. Non-ribbed composite core with concealed fasteners.
Ceramic Accent Tile	Earth tone and neutral colors. Alternative colors may be utilized provided that the ceramic tile and other alternative color features do not exceed 10 percent of any single façade surface area.
Standing Seam Metal Roof	Colors shall be dark green, brick red, silver, black, and champagne-metallic beige, dark metallic bronze and aged copper.
Standing Seam Metal Awnings	Colors shall be dark green, brick red, silver, black, and champagne-metallic beige, dark metallic bronze and aged copper.
Fabric Awnings	Colors shall be dark green, brick red, gray, black, tan, beige, and brown. Alternative colors may be utilized provided that the awnings and other alternative color features do not exceed 10 percent of any single façade surface area.
Canopy Fascia Panels	Earth tone and neutral colors – colors shall be consistent with features/colors of the primary adjacent building.
Slate or Stone Shingles	Natural stone color.
Architectural Roof Tiles	Natural terra cotta or slate color.
Dimensional Shingles	Shingles with slate or natural stone color appearance.
Wood Shakes	Natural Finish.
Wood Siding & Fiber Cement Siding	Neutral colors for main field.

That UDO Appendix Section 1.0, Subsection 6.0.0 Architectural Design Standards for Category 3, 6.1.2 Roof and Parapet Design for Commercial and Non-Residential Buildings, is amended by deleting the existing Subsection 6.1.2 in its entirety, and inserting in lieu thereof the following:

6.1.2 Roof and Parapet Design

- A. Flat roof buildings shall incorporate articulated parapets or façade projections such as porticoes or towers every 50 linear feet on all sides of the building.
- B. Pitched roof buildings shall incorporate articulated features every 50 linear feet on the front elevation. Articulated features shall include roof eave height changes, towers, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.
- C. Fully pitched roof buildings may have a flat roof well located in the central area of the roof, not to exceed 50 percent of the roof area, with a pitched roof similar to a mansard design on all sides of the building. The height of the partial (mansard design) pitched roof profile must be equal in ridge height to the design height of a fully pitched 4 in 12 roof for that building.
- D. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building. Roof screening height shall be equal to the height of the equipment. Roof screening design shall include parapets, secondary roof screening systems, and/or individual equipment screens. Buildings with non-parapet roof edges exceeding 50 linear feet shall incorporate secondary roof screening systems that enclose groups of equipment units rather than a “box” around individual units. Secondary screening systems and/or individual equipment screens shall be a material consistent with the finish materials of building facades. Alternative screen materials such as decorative ABS panels with a textured stucco pattern may be submitted for consideration.

That UDO Appendix Section 1.0, Subsection 7.0.0 Architectural Design Standards for Category 4, 7.1.2 Roof and Parapet Design for Commercial, Non-Residential, Mid-Rise Residential and High-Rise Residential Buildings, is amended by deleting the existing Subsection 7.1.2 in its entirety, and inserting in lieu thereof the following:

7.1.2 Roof and Parapet Design

- A. Flat roof buildings shall have parapets on all sides with interior roof drains. Flat roof buildings shall incorporate articulated parapets or façade projections such as porticoes or towers every 50 linear feet on all sides of the building. Articulated parapets shall be a minimum of 1 foot vertical offset. Green roof designs with live vegetative plantings which are visible from ground level views may be substituted for articulated parapets.
- B. Pitched roof buildings shall incorporate articulated features every 50 linear feet on the front elevation. Articulated features shall include roof eave height changes, towers, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.
- C. Fully pitched roof buildings may have a flat roof well located in the central area of the roof, not to exceed 50 percent of the roof area, with a pitched roof similar to a mansard design on all sides of the building. The height of the partial (mansard design) pitched roof profile must be equal in ridge height to the design height of a fully pitched 4 in 12 roof for that building.
- D. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building. Roof screening height shall be equal to the height of the equipment. Roof screening design shall include parapets, secondary roof screening systems, and/or individual equipment screens. Secondary roof screening systems shall enclose groups of

equipment units rather than a “box” around individual units. Secondary screening systems and/or individual equipment screens shall be a material and finish design consistent with the design and finish materials of building facades. Alternative screen materials such as decorative ABS panels with a textured stucco pattern may be submitted for consideration.