




MEMORANDUM

To: Developers, Property Owners, Consultants and Contractors

From: Kathy S. Holland 
Director

Date: October 30, 2020

Re: Amendment to the Unified Development Ordinance - Effective October 27, 2020
UDO2020-00002 (R-TH Revisions)

The Gwinnett County Board of Commissioners approved an amendment to Title 1: Administration and Title 2: Land Use and Zoning, of the Unified Development Ordinance (UDO) to revise the standards and requirements of the R-TH (Single-Family Residence Townhouse District) zoning district.

Summary of Key Changes

Title 1: Administration

- Amend definition of Dwelling, Townhouse

Title 2: Land Use and Zoning

- Allow detached and attached housing types
- Establish density/lot size requirements for detached product
- Establish 2-car garage requirements
- Designate requirements for parallel on-street parking
- Reduce perimeter setback requirements

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

ORDINANCE ENTITLED: Amendment to the Gwinnett County Unified Development Ordinance

READING AND ADOPTION: October 27, 2020

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	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried a 5-0 vote, the Unified Development Ordinance of Gwinnett County, Title 1: Administration and Title 2: Land Use & Zoning are 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, Title 1: Administration and Title 2: Land Use & Zoning are 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: 12-1-20

ATTEST:

By: Diane Kemp
Diane Kemp, County Clerk



APPROVED AS TO FORM:

By: Melanie Wilson
Melanie Wilson, Senior Assistant County Attorney

EXHIBIT A

That Title 2, Section 210-100 R-TH Single-Family Residence Townhouse District, is amended by deleting the existing Section in its entirety, and inserting in lieu thereof the following:

Section 210-100. R-TH Single-Family Residence Townhouse District.

210-100.1 Purpose and Intent.

This zoning district is intended for attached townhouse dwellings and detached single-family and duplex dwellings on small lots. These developments are appropriate for smaller infill tracts or assemblages of land in areas where public sewerage facilities are available or can be readily obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways. Residential dormitories are only permitted adjacent to Georgia Gwinnett College property for the exclusive use of students and/or staff of the college.

For zoning requirements for R-TH development constructed prior to January 2005, refer to UDO Appendix Section 5-80.

210-100.2 Permitted Uses.

Uses permitted in the R-TH District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-100.3 Accessory Uses and Structures.

Accessory uses and structures shall be permitted in the R-TH District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120, Accessory Use Standards of the UDO.

210-100.4 Special Uses.

Special uses may be permitted in the R-TH District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-100.5 Property Development Standards.

Property in the R-TH District shall be in conformity with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO.

210-100.6 Site and Architectural Design Standards.

All development in the R-TH District shall be in conformity with the Gwinnett County Architectural Design Standards and be in substantial conformity with the UDO Design Guidelines.

A. Within the R-TH Single-Family Residence Townhouse District, the following requirements shall be met:

1. Maximum density:
 - a. Detached dwellings – Eight units per acre.
 - b. Townhouses, villas or duplexes - Ten units per acre.
 - c. Residential dormitories - 90 beds per acre.
2. Minimum Project acreage: None
3. Minimum Lot Area:
 - a. Detached dwellings – No minimum.
 - b. Townhouses, villas or duplexes – No minimum.
 - c. Residential Dormitories - 3 acres.
4. Minimum Lot Width:
 - a. Detached dwellings – No minimum.
 - b. Townhouses, villas or duplexes – No minimum.
 - c. Residential Dormitories – 100 feet.
5. Minimum Road Frontage: None.
6. Minimum external Road Frontage for Overall Development – 50-feet.
7. Minimum Unit Width: None.
8. Maximum height:
 - a. Single-family detached, townhomes, villas or duplexes – 35 feet.
 - b. Residential dormitories – four stories.
9. Internal setback requirements: None. A 20-foot grassed or landscaped strip shall be provided between all townhouse or villa buildings.
10. External setback requirements:
 - a. Front: 10 feet (see 210-100.6.A.15)
 - b. Side: 20 feet
 - c. Rear: 20 feet

11. Parking and Garage Requirements.

Parking shall meet the requirements of Section 240-20 and Table 240.1, except as modified below:

A. Garages shall be provided for individual dwelling units as follows:

1. All single-family detached and villa units shall require at least a two-car garage.
2. All townhome units shall require at least a single-car garage.

B. Residential Dormitories shall have a minimum of one parking space per bed and a maximum of 1.5 parking spaces per bed. Parking decks shall be allowed for residential dormitories. The maximum parking space allowance may be exceeded in any amount when a parking deck and/or underground parking structure is constructed to accommodate at least 50 percent of the maximum parking allowance. Excess parking may be shared with the adjacent school facilities.

C. Additional guest parking for single-family, duplex, townhouse and villa developments shall be provided at a ratio of 0.25 space per dwelling unit. Guest parking may either be provided as on-street parallel parking or within a separate, centrally located off-street parking lot.

12. All grassed areas shall be sodded.

13. Provide sidewalks throughout the development, along external road frontages, and connecting to adjoining exterior uses to which pedestrian access would be desirable. Sidewalk design and construction standards shall be per Chapter 900 of the UDO.

14. A minimum of three and maximum of eight, dwelling units shall be allowed in each row of townhouses. Villas shall have a minimum of three units and a maximum of four units per building.

15. All utilities shall be placed underground.

16. When the rear of buildings face external public streets, a 30-foot wide landscaped setback shall be provided along the exterior street frontages. The landscaped setback may incorporate natural vegetation and shall include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or

stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (maximum 30-feet on-center).

B. Zoning Exhibit.

As part of the application for rezoning, an exhibit shall be submitted that includes the information listed herein. The purpose of this requirement is to encourage logic, imagination, innovation, and variety in the design process and ensure the soundness of the proposed development and its compatibility with the surrounding area.

The following exhibits shall be prepared by design professionals, such as planners, engineers, architects, or landscape architects, and submitted to the Department of Planning and Development. No application for an R-TH districts shall be accepted for processing without these required exhibits:

1. A location map indicating existing zoning on the site and the adjacent areas.
2. A concept plan drawn no smaller than 1 inch equals 100 feet, including the following information:
 - a. Lot lines and setbacks;
 - b. Topography with contour intervals greater than 20 feet;
 - c. Lakes, ponds, floodplains, state waters, state waters buffers and setbacks;
 - d. Stormwater management features;
 - e. Recreation facilities (if applicable);
 - f. Location of typical on-street and off-street parking, with parking calculations;
 - g. Pedestrian circulation and connectivity.
3. Elevations of front, sides and rear of all typical units, including proposed building materials, and any other structures such as recreation buildings.
4. Information indicating the following:
 - a. Gross and net acreage (see definition of net density);
 - b. Lot sizes (typical dimensions and square footage);
 - c. Amount of common space in square feet (if applicable);
5. Such other architectural and engineering data as may be required by the Department to evaluate the project.

That Title 2, Section 230-10, Table 230.2, is amended by deleting the existing Table 230.2 in its entirety, and inserting in lieu thereof the following:

Table 230.2: Minimum Heated Floor Area per Unit for RM, HRR, R-SR, and R-TH Zoning Districts
(Only those bedroom configurations and sizes shown shall be allowed in each respective District)

RM-13 & RM-24	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+ Bedroom
	450 sq. ft.	600 sq. ft.	800 sq. ft.	1,000 sq. ft.	1,200 sq. ft.
HRR	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4+ Bedroom
	600 sq. ft.	750 sq. ft.	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.
R-SR			2-Bedroom	3-Bedroom	4+ Bedroom
			1,600 sq. ft.	1,800 sq. ft.	1,800 sq. ft.
R-TH (S/F Detached)			2-Bedroom	3-Bedroom	4+ Bedroom
			1,400 sq. ft.	1,600 sq. ft.	1,800 sq. ft.
R-TH (Townhomes)			2-Bedroom	3-Bedroom	4+ Bedroom
			1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.
R-TH (Villas)			2-Bedroom	3-Bedroom	4+ Bedroom
			1,400 sq. ft.	1,600 sq. ft.	1,800 sq. ft.
R-TH (Dormitories)		1-Bed	2-Bed	3-Bed	4-Bed
		200 sq. ft.	300 sq. ft.	400 sq. ft.	500 sq. ft.

That Title 2, Section 230-100, Table 230.4 (Table of Permitted and Special Uses) is amended by inserting the notation of "P" (Permitted) for the uses of "Dwelling, Duplex," "Dwelling, Single-Family Detached," and "Dwelling, Zero Lot Line" in the column for the R-TH zoning district.

Table 230.4

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2	
Dwelling, Duplex											P	P	P								P	P	P		
Dwelling, Single-Family Detached		P	P	P	P	P	P		P	P	P										P	P	P		
Dwelling, Zero Lot Line									P	P	P										P	P	P		