


Department of Planning and Development

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



IMPORTANT MEMORANDUM

To: Whom It May Concern

From: Bryan Lackey, 
Director

Subject: Adoption of the Unified Development Ordinance

Date: March 4, 2014

The Unified Development Ordinance (UDO) was adopted by the Board of Commissioners on February 25, 2014.

The UDO amends and combines Gwinnett County's 1985 Zoning Resolution; Development Regulations; Soil Erosion, Sedimentation and Pollution Control Ordinance; Stream Buffer Protection Ordinance; Floodplain Management Ordinance; and the Buffer, Landscape and Tree Ordinance.

Summary of Key Changes

Key changes of the UDO include, but are not limited to:

- All definitions are included in Title I and are subdivided into categories.
- New Zoning Districts have been added as follows:
 - Open Space Conservation District (OSC) (Section 210-50) (This district is a combination of the R-100 MOD/R-75 MOD and CSO).
 - Traditional Neighborhood District (TND) (Section 210-80).
 - Multi-family Residence District (RM-24) (Section 210-120).
 - Office Residence District (O-R) (Section 210-140).
 - Neighborhood Mixed Use District (MU-N) (Section 210-200).
 - Community Mixed Use District (MU-C) (Section 210-210).
 - Regional Mixed Use District (MU-R) (Section 210-220).
- Retired Zoning Districts have been listed in Appendix, Section 5.
- A new Table of Permitted and Special Uses has been added (Section 230-100).
- Supplemental Use Standards have been added to provide conditions for specific uses (Section 230-130).
- As-builts are required for storm pipes and channels (Section 320-130.1.A).
- Maintenance and performance bond calculations are based on a greater percentage of construction costs (Section 340-90).
- Architectural Design Standards amended and expanded to include all of unincorporated Gwinnett County (Section 360-20).
- Gwinnett County Open Space and Greenway Master Plan has been incorporated into development requirements (Section 360-30).
- A 10' construction buffer is required adjacent to wetlands (Section 500-20.1.A).

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- Options for achieving landscape strip widths and improvements have been introduced (Section 620-20).
- Responsibility and timing for the installation of sidewalks, ramps, street tree and other landscaping has been defined (Section 900-90).
- Tables for Sight Distance and for Minimum Driveway Separation have been added (Section 900-40.6 and 900-40.7).
- Pavement specifications have been amended (Section 900-70.4 and 900-70.5).

Effective Date

- The UDO shall take effect and shall be in force upon its adoption by the Board of Commissioners of Gwinnett County, Georgia.
- Any subdivision or other activity for which a valid and complete application for a development permit has been received prior to the adoption of this Unified Development Ordinance may, at the developer's option, proceed to completion and building permits may be issued as though this Unified Development Ordinance had not been adopted, provided that the development permit is or can be issued within 90 calendar days of the date of adoption and all time frames associated with said permit are observed.
- Any subdivision or other activity for which a development permit has been issued prior to the adoption of this Unified Development Ordinance may, at the developer's option proceed to completion and building permits may be issued as though this Unified Development Ordinance had not been adopted, provided all time frames associated with said permit are observed.
- Any subdivision or other activity for which a clearing, clearing and grubbing, or grading permit has been issued prior to the adoption of this Unified Development Ordinance shall be brought into conformance with this Unified Development Ordinance. Subsequently the development permit must conform to this Unified Development Ordinance.
- The adoption of this Unified Development Ordinance shall not be construed to affect the validity of any building permit lawfully issued prior to the adoption of this Unified Development Ordinance.

Pending Application for Building Permits.

- Nothing in this Unified Development Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building or structure for which building permits were lawfully applied for or approved, prior to the effective date of this Unified Development Ordinance or amendment thereto, provided:
 - Such permit has not by its own terms expired prior to such effective date.
 - Actual building construction is commenced prior to the expiration of such permit.
 - Actual building construction is carried on pursuant to said permit and limited to and in strict accordance with said permit.
 - No renewals or extensions of said permit shall be authorized beyond 90 days following the effective date of this Unified Development Ordinance.
- The document can be found at www.gwinnettcountry.com Departments/Planning and Development/Unified Development Ordinance.