

Gwinnett UDO Advisory Committee

Interactive Exercise

UDO Team 1

You have a 25 acre hypothetical site zoned OSC. It is a naturally vegetated site that has 5 acres of floodplain, streams, stream buffers, wetlands, and/or steep slopes (primary conservation area) and 250 feet of unobstructed road frontage. Apply the UDO information in Chapters 206 and 214 and the Table of Permitted and Special Uses to answer the following questions:

1. What are examples of the types of uses you could build?
2. How many acres of conservation space would be required?
3. If you provided the minimum amount of conservation space, how many housing units could you build?
4. What is the maximum number of housing units you would be able to build there?
5. What is the minimum permitted lot size?

Interactive Exercise

UDO Team 2

You have a 10-acre hypothetical site zoned Neighborhood Mixed Use (MU- N). It was previously used as a strip shopping center. It has no floodplain, streams, stream buffers, wetlands, or steep slopes and 250 feet of unobstructed road frontage. Apply the UDO information in Chapters 206 and 214 and the Table of Permitted and Special Uses to answer the following questions:

1. What are examples of the types of uses you could build?
2. How many acres of common area would be required?
3. What is the maximum square footage of building area permitted on the site?
4. What is the maximum number of dwelling units you could build as part of the development?

Gwinnett UDO Advisory Committee

Interactive Exercise- Key

UDO Team 1

You have a 25 acre hypothetical site zoned OSC. It is a naturally vegetated site that has 5 acres of floodplain, streams, stream buffers, wetlands, and/or steep slopes (primary conservation area) and 250 feet of unobstructed road frontage. Apply the UDO information in Chapters 206 and 214 and the Table of Permitted and Special Uses to answer the following questions:

1. What are examples of the types of uses you could build?

Per 218-1 Table of Permitted and Special Uses:

- Permitted uses: Community garden, Single-family detached dwelling,
- Accessory uses: Accessory Dwelling, Home occupation, Household pets, Cisterns
- Special uses: Group Day Care Home, Group Home

2. How many acres of common area /conservation space would be required?

See 206-7 (f)(1): $25\% \times 25 = 6.25$ acres

3. If you provided the minimum amount of common area, how many housing units could you build?

See density at 206-7(f) (3) – excludes 5 acres of primary conservation area

$2.5 \text{ du/a} \times (25-5) = 50$ housing units

4. What is the maximum number of housing units you would be able to build there?

Maximum density = $2.5 \text{ du/a} + 0.5 \text{ du/a (max. bonus)} = 3.0 \text{ du/a}$; $3.0 \times (25-5) = 60$ housing units

5. What is the minimum permitted lot size? Per Sect. 214-1, Table 214.1= 7,500 sq. ft.

Gwinnett UDO Advisory Committee

Interactive Exercise - Key

UDO Team 2

You have a 10-acre hypothetical site zoned Neighborhood Mixed Use (MU- N). It was previously used as a strip shopping center. It has no floodplain, streams, stream buffers, wetlands, or steep slopes and 250 feet of unobstructed road frontage. Apply the UDO information in Chapters 206 and 214 and the Table of Permitted and Special Uses to answer the following questions:

1. What are examples of the types of uses you could build?

Per 206-19 (2) No single category of these permitted uses shall constitute less than 20% of the GFA:
Refer to Sect. 218-1 Table of Permitted and Special Uses:

- **Residential:** Live work dwelling, Loft dwelling, Multifamily dwelling, SF Attached or detached, Duplex, Zero Lot line,(up to 8 units per acre.)
- **Retail Trade and Accomodations and Food Services:** Specialty Food stores, Miscellaneous store retailers, book stores, camera stores, convenience food store, cosmetics/beauty supplies, department store, electronic shopping/mail order, electronics and appliances, florists, food and beverage,general merchandise, hardware stores, Baked goods store, cafeterias, caterers, drinking establishments, full service restaurants, ice cream parlors, fast food restaurants
- **Arts, entertainment, and Recreation, and Communication:** amusement arcades, dance studios and schools, fitness and recreational sports centers, motion picture theaters, museums, private recreation center;
- **Finance and Insurance; Professional Scientific and Technical Services; Other Services:** Commercial banking, consumer lending, credit unions, insurance agencies, savings institutions, securities brokerages, advertising agencies, architectural services, commercial photography, custom computer programming services, graphic design services, interior decorating consulting, landscape architecture services, legal offices, etc.; barber shops, beauty shops, bicycle repair shops, massage parlor, other business centers, parking lot and garages, place of worship, reupholstery and furniture repair, tailors and dressmakers, watch and clock repair
- **Health Care and Social Assistance; Public Administration; and Education Services:** ambulatory health care, day care center, adult day care, medical dental clinic, nursing and residential care facilities, offices of physicians; all types of Public Administration
- **Accessory uses:** Satellite Antenna, Short-wave Radio, Household pets, others related to principal uses
- **Special uses:** Telecommunication Facilities,Group Day Care home, Group home, hotel/motel, indoor recreation facilities serving alcohol, beer, wine and liquor stores, etc.

Gwinnett UDO Advisory Committee

2. How many acres of common area would be required?

Per Sect. 206-19 (f) 20% x 10 acres = 2 acres

3. What is the maximum square footage of building area permitted on the site?

Per Sect. 214-1, Table 214.3: 0.4 x 10 acres x 43,560 = 174,240 sq. ft.

4. What is the maximum number of dwelling units you could build as part of the development?

Per Sect. 206-19 (e)(1) a. : 8 du/a x 10 acres = 80 units