

PROVISION OF A UNIFIED DEVELOPMENT ORDINANCE

UDO Advisory Committee Meeting #3
August 18, 2011



Today's Agenda

- **Welcome**
- **Recap of Meeting #2**
- **Overview of Strategy Statement**
- **Overview of Zoning Districts**
 - *What changes and what stays the same?*

Break

- **Putting it all together**
- **Interactive Exercise**
 - Zoning District Example
- ***Next meeting of UDO Committee – Oct. 20***

Adjourn at 6PM

Recap Last Meeting

- **Presentation of Form-Based Coding and Hybrid Codes**
- **Interactive Exercise:**
“Allowed and Not Allowed”
- **Review Evaluation of Current Ordinances**
- **Website Introduction**



Factors Shaping the UDO



UDO Strategy Statement

Role of the Strategy Statement

- Define goals and priorities for the UDO
- Provide for discussion of the alternatives
- Document decision among options
- Provide the “compass” that sets the course for writing the ordinance



UDO Strategy Statement

Goal 1: Maintain Economic Development and Fiscal Health

- Promote major mixed use developments
- Protect large, well-located parcels/areas for office use
- Use of Transfer of Development Rights
- Promote the University Parkway (SR 316) Corridor as Gwinnett's R&D belt
- Obtain appropriate balance of retail



UDO Strategy Statement

Goal 2: Foster Redevelopment

- Institute a variety of redevelopment incentives and bonuses
- Promote densification in specific areas designated for mixed-use
- Promote shared infrastructure facilities
- Allow “corner stores” in specified medium/high density areas



UDO Strategy Statement

Goal 3: Maintain Mobility and Accessibility

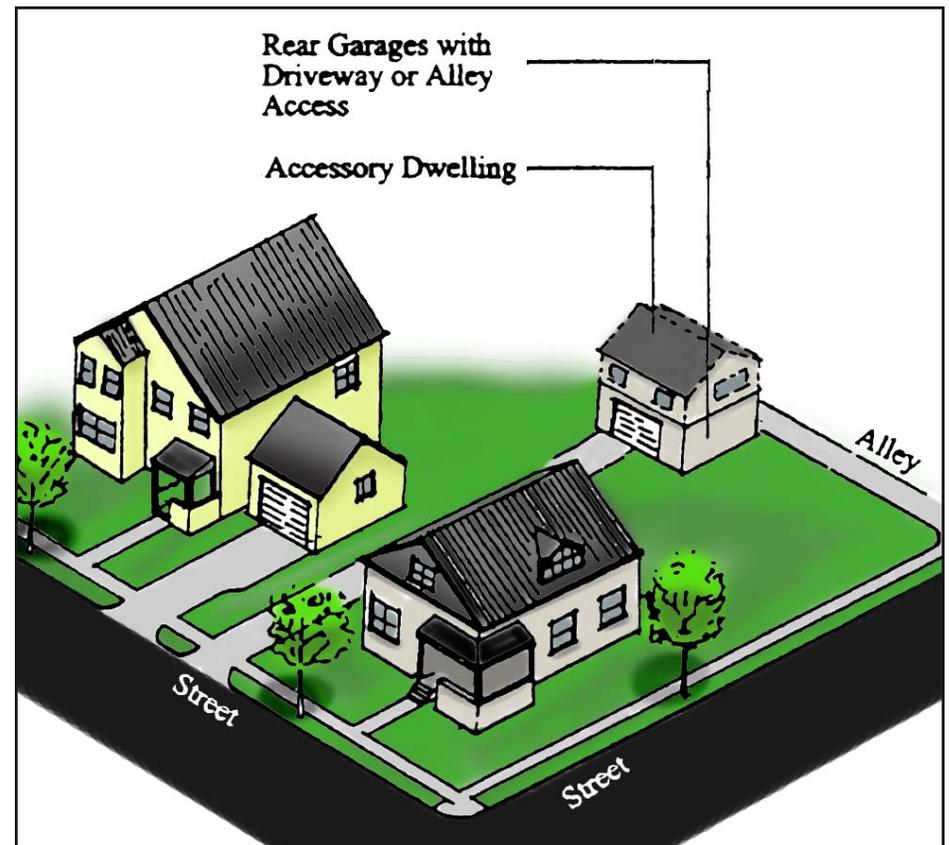
- Manage access on arterials
- Establish road connectivity requirements for new development
- Create Transit Oriented Development at appropriate sites through proactive zoning



UDO Strategy Statement

Goal 4: Provide More Housing Choices

- Preserve existing workforce housing
- Support expanded housing opportunities for seniors
- Develop a TND district with a variety of housing and lot sizes
- Incorporate allowances for accessory dwelling units
- Provide standards for live-work units and loft housing



UDO Strategy Statement

Goal 5: Keep Gwinnett a Preferred Place

- Improve walkability of Gwinnett's activity centers and neighborhoods
- Enhance development aesthetics
- Provide incentives for enhanced open space and trails
- Use development regulations to create local parks



UDO Strategy Statement

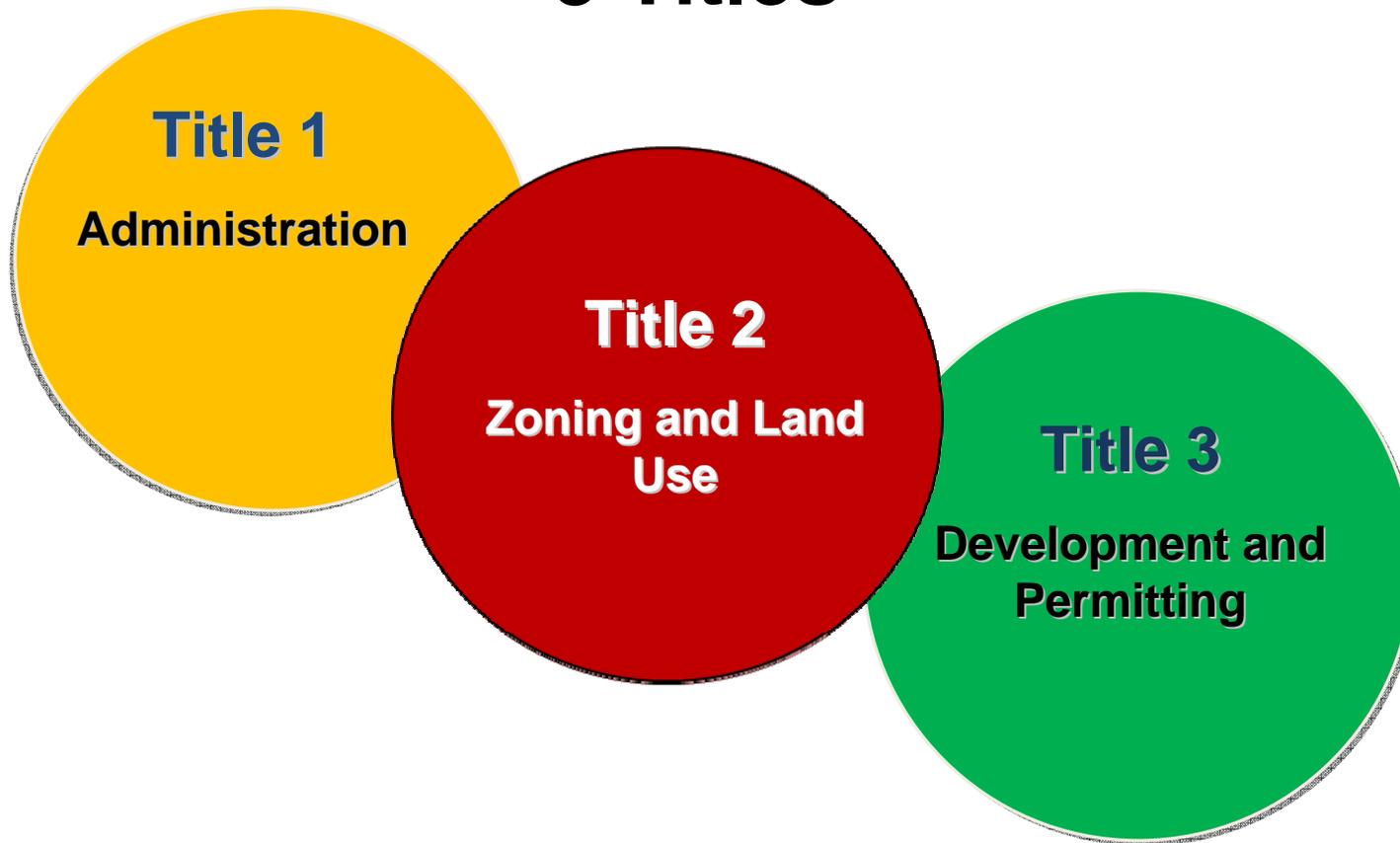
Goal 6: Create better organized, user-friendly, contemporary, and legally defensible ordinances

- Integrate related ordinances into a single, comprehensive ordinance
- Reduce/replace repeated verbiage with tables
- Provide cross-references to related provisions
- Include graphics integrated into the UDO as appropriate



Structure of the UDO

3 Titles



UDO Structure

Title 1: Administration

- Title, Purpose, Authority
- Jurisdiction and Application of Ordinance
- Powers and Duties of the Dept of Planning and Development
- Adoption of Building Codes
- Definitions and Abbreviations
- Enforcement and Penalties

UDO Structure

Title 2: Zoning

- Incorporation of Official Zoning Map
- Relationship to 2030 Unified Plan
- Base Zoning Districts
- Overlay Districts
- Dimensional Standards
- Table of Uses
- Supplemental Use Standards
- Off-Street Parking and Loading
- Sign Regulations
- Non-Conforming Situations
- Zoning Procedures

UDO Structure

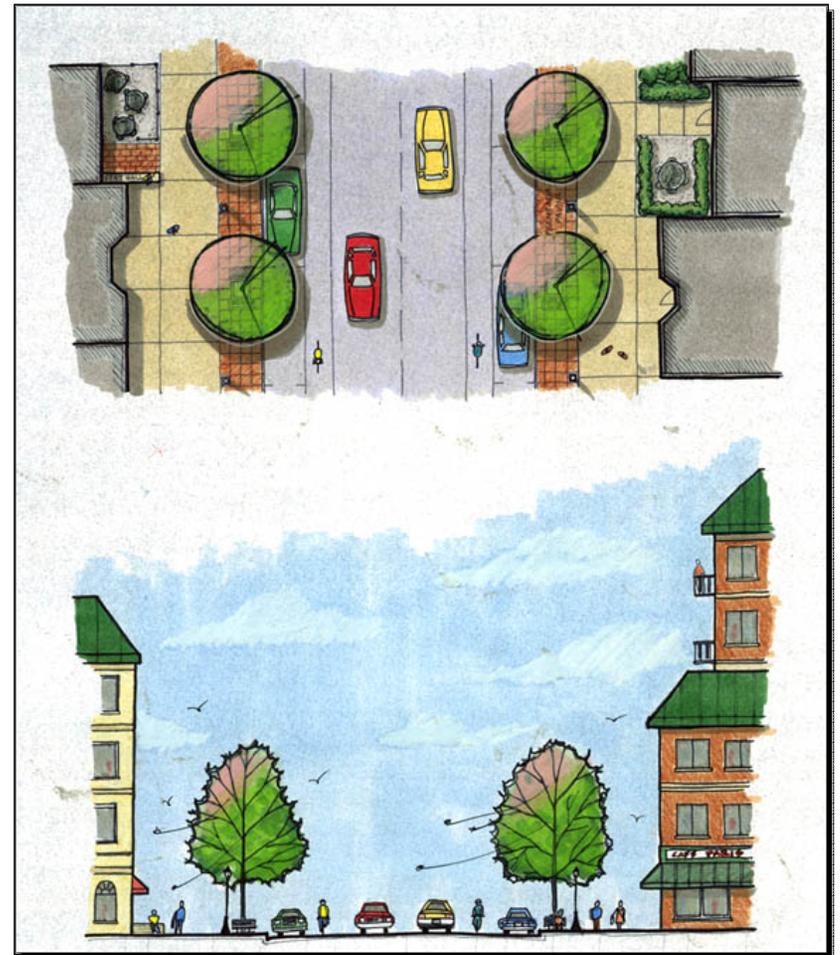
Title 3: Development and Permitting

- Subdivision/ Site Development Standards
- Construction Plans and Inspections
- Development Permits
- Soil Erosion, Sedimentation and Pollution Control
- Riparian Buffers
- Buffers, Landscaping and Tree Protection
- Floodplain Management
- Stormwater Management
- Site Infrastructure Standards

UDO Structure

Appendices

- Standard Detail Drawings
- UDO Design Guidelines
- Architectural Design Standards
- Inactive Zoning Districts



Zoning Districts in the UDO

Districts to be Made Inactive

- R-140 Single-Family Residence
- RL Lakeside Residential District
- RM Multi-family Residence
- RMD Multi-family Residence (Duplexes)
- RM-6, 8, 10 Multi-family Residence
- R-ZT Single-Family Residence
- MHS Manufactured Housing Subdivision
- HS Hospital Service
- NS Neighborhood Shopping
- OBP Office-Business Park
- Mixed-Use Development District
- Conservation SD Overlay District
- Mixed-Use Overlay District

New Zoning Districts in the UDO

OSC – Open Space Conservation District

- Single Family Residential District at 2.5 units/acre
- Minimum 25% Conservation Space
- Bonus Density for Additional Conservation Space
- 10 Acre minimum parcel
- Transition adjacent to existing single-family



New Zoning Districts in the UDO

TND – Traditional Neighborhood District

- Variety of residential housing types and sizes
 - Single Family detached
 - Townhouses
 - Live-work units
 - Zero Lot Line
 - Senior Villas
- Civic and Commercial uses up to 20 %
- Minimum 20% Common Area
- Design Standards Apply



New Zoning Districts in the UDO

O-R – Office Residential District

- Intended for transitions from residential to office
- Flexible uses – office and residential reuse of existing residences on major street
- Combining lots, driveways, and parking is permitted
- Maximum building 4,000 sq. ft.
- Residential character required



New Zoning Districts in the UDO

MU-N and MU-C Mixed –Use Districts

- Allow mixture of residential, office and commercial uses
- MU-N: 0.4 FAR/ 45 ft.
- MU-C: 1.0 FAR/ 60 ft.
- Minimum 20% common area
- Shared parking
- Connected street pattern required
- Design Guidelines apply



New Zoning Districts in the UDO

MU-R Regional Mixed-Use District

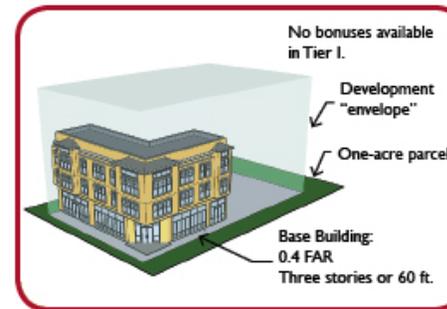
- Allows mixture of residential, office and commercial uses
- Base density 0.4 FAR/ 45 ft.
- Bonus density up to 5.0 FAR
 - Additional common area
 - Shared parking
 - >30% Multifamily residence
 - >40% Office
- Design Guidelines apply



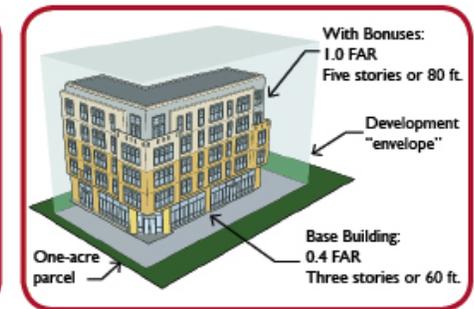
New Overlay District in the UDO

Urban Center Form-Based Overlay District

- Similar to MU-R, but only for Gwinnett Place and Gwinnett Village CIDs
- Three Tiers of density and FAR
- Density range from 0.4 FAR to 5.0 FAR with density bonuses
- Encourages TOD
- Administrative Review Permit required
- Design Guidelines apply



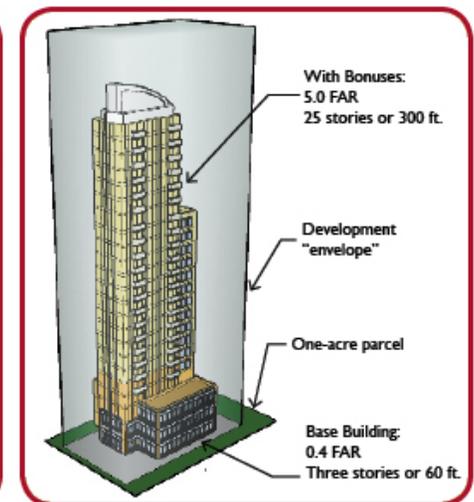
A.10.1. Tier I



A.10.2. Tier II



A.10.3. Tier III



A.10.4. Tier IV

New Overlay District in the UDO

Neighborhood Commercial Corner Overlay District

- Offer convenient goods and services for adjacent neighborhoods
- Floating zone - Performance standards for locations
- Limited uses allowed
- Maximum 7,500 GSF
- Sidewalk orientation
- Residential character



New Overlay Districts in the UDO

New Overlay Districts Under Consideration

- RDOC – Research & Development Corridor
- TDR-S Transfer of Development Rights – Sending Area
- TDR-R Transfer of Development Rights – Receiving Area



Questions?
Comments!



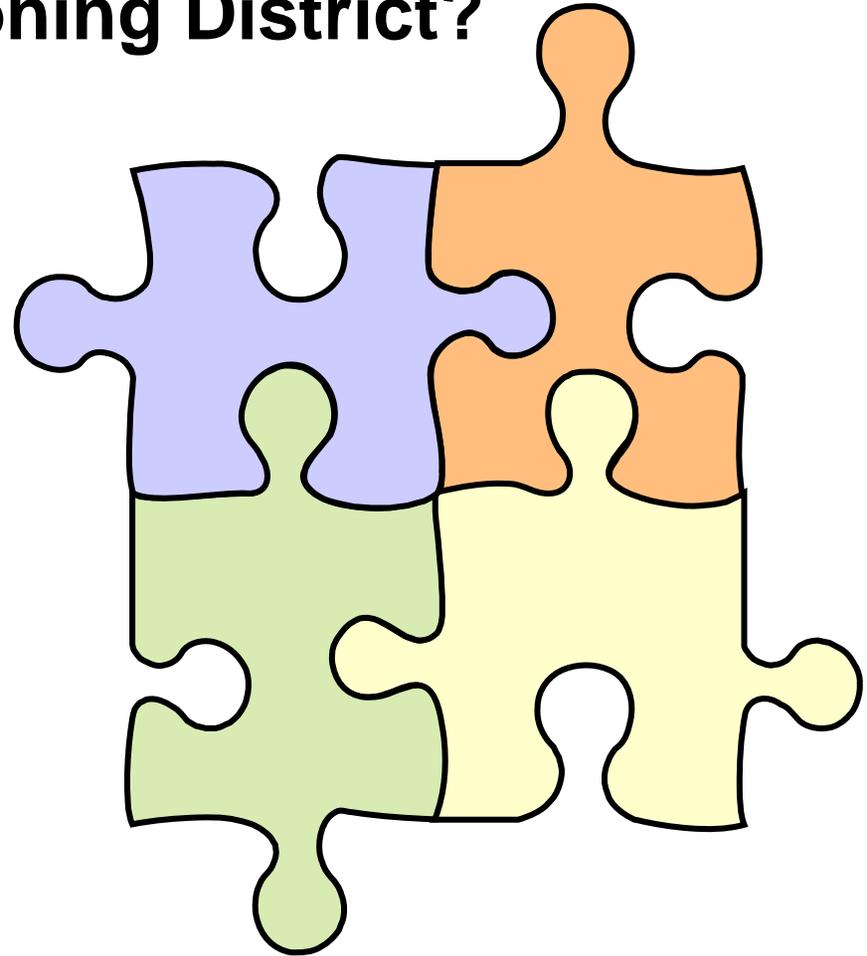
10 minute BREAK!!



Putting it All Together

What Goes Into a Zoning District?

- Purpose / Intent
- Location
- Authorized Uses
- Use Standards
- Dimensional Standards
- Design Standards
- Procedures



Putting it All Together

Standards of Zoning

Chapter 102 - Definitions

Chapter 206 – Purpose, Intent, Location of the Base Districts

Chapter 214 – Dimensional Standards

Chapter 218 – Table of Uses

Supplemental Use Standards

Chapter 222 – Parking and loading requirements

Chapter 230 - Signs

Chapter 238 - Zoning Procedures

Appendix - Design Standards and Design Guidelines

Putting it All Together

What Uses are Permitted Where? – Table of Uses

Legend	List of Uses (Example)	Zoning Districts (Example)						
		RA-200	R-75	RM-13	O-I	MU-C	C-2	M-1
P - Permitted by Right	SF Residential	P	P	-	-	-	-	-
S – Special Use Permit Required	MF Residential	-	-	P	P	-	-	-
	Day Care	-	-	S	P	P	-	-
A – Accessory Use	General Office	-	-	-	P	P	P	-
	Flower Shop	-	-	-	A	P	P	-
	Gas Station	-	-	-	-	-	P	P
	Auto Sales	-	-	-	-	S	P	P
	Truck Stop	-	-	-	-	-		P
	Warehouse	-	-	-	-	-	-	P

Putting it All Together

Are There Limitations to the Use?

Dwelling, Multifamily.

1. Multifamily dwellings other than loft dwellings shall comply with the following standards:
2. Multi-family dwellings in Tier 1 of the MU-R district shall be subject to approval of a Special Use Permit and shall be part of a mixed-use development that contains no more than 200 multi-family dwellings.
3. Multi-family developments with more than 100 units must have access to a major collector or arterial street as classified in the *Gwinnett County Long-Range Road Classification Map*.
4. Multi-family residential development with more than 50 dwelling units shall provide an additional 10 ft. of frontage on a public street for each unit in excess of 50.
5. Minimum building spacing: 20 ft. (side); 50 ft. (rear).
6. Maximum building size: 8,000 square ft. on the ground floor.
7. Not more than 60 % of the lot area shall be covered by buildings.
8. Parking lots shall be well-lighted and provided in the rear or side yards. If visible from the street, surface parking lots shall be screened with landscaping as provided in **Section 310.21** of this UDO and **Figure A.7.2** of the *UDO Design Guidelines*.

Putting it All Together

What are the Design Guidelines?

MULTI-FAMILY DEVELOPMENT SITE DESIGN AND BUILDING DESIGN

Site Design

- A. The entrance to the neighborhood should be well-marked.
- B. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
- C. Buildings should be used to screen the parking areas from view.
- D. The overall plan of the development should be laid out such that it creates a cohesive neighborhood and sense of a place.
- E. All mechanical equipment and service areas should be screened from view and securely enclosed.
- F. All residential developments should include some level of common facilities. At a very minimum, this should include a community room (at least 1,000 sq. ft in size) and laundry facilities, but may include additional amenities such as daycare, pool, gym, or game room.

Building Design

- A. Buildings should incorporate numerous elements to enhance the visual interest of the building and minimize the overall mass of the construction. These elements may include, but are not limited to, protruding bays or windows, balconies, canopies, parapets, gables or porches.
- B. On buildings of three stories or less, facades should be broken up via offsets or recesses in order to avoid creating a heavy or institutional appearance.



Vary elements of the facade for visual interest



Use sloped roof lines for a more residential look

Questions?
Comments!



Questions?
Comments!



Interactive Exercise

Team One

25 Acre site zoned **Open Space Conservation (OSC)**

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 open 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 lot size?

Team Two

10 Acre site zoned **Mixed-Use – Neighborhood**

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?

Next Steps

Next Meeting of UDO

Advisory Committee:

October 20, 2011, 4PM – 6PM



Questions?
Comments!

