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## **Chapter 100. General Provisions**

### **Section 100-10. Title.**

This ordinance shall be known as "The Unified Development Ordinance ("UDO", or "Ordinance") of Gwinnett County, Georgia." It consists of three Titles: Title 1, Administration; Title 2, Land Use and Zoning; and Title 3, Development and Permitting.

Title 1 includes regulations applicable to Gwinnett County and specifically addresses administrative regulations, including definitions, enforcement, and penalties applicable to Titles 2 and 3. Title 2 serves as Gwinnett County's Zoning Ordinance, and is intended to constitute a zoning ordinance within the meaning of Georgia Law. Changes to the text of Title 2, including Title 1 as it relates to Title 2, as well as Official Zoning Map amendments and other zoning actions addressed therein, shall comply with the public notice and hearing procedures provided therein and in Georgia Open Meetings Act 2012; Georgia Planning Act 50-8-36; Title 36 Local Government Provisions Applicable to Counties & Municipal Corporations Chapter 66. Zoning Procedures 36-66-4. Title 3 regulates development and permitting activities in Gwinnett County. Title 1 and Title 3 do not constitute a zoning ordinance or zoning regulations.

## **Section 100-20. Purpose.**

The Unified Development Ordinance is enacted by the Board of Commissioners in order to promote the public health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants and residents of Gwinnett County, Georgia. It is intended to achieve the following purposes:

**100-20.1** To guide and regulate the orderly growth, development, redevelopment, and preservation of Gwinnett County in accordance with the adopted Gwinnett County Unified Plan and with long-term objectives, principles, and standards deemed beneficial to the interest and welfare of the people, and to protect the established character and the social and economic well-being of both private and public property.

**100-20.2** To promote, in the public interest, the efficient utilization of land,

**100-20.3** To promote the preservation of open space,

**100-20.4** To provide for adequate light, air, convenience of access, and safety from fire, flood, and other dangers,

**100-20.5** To reduce or minimize congestion in the public streets,

**100-20.6** To facilitate the creation of a convenient, attractive, and harmonious community,

**100-20.7** To encourage an aesthetically attractive environment, both built and natural, and to provide for regulations that protect and enhance these aesthetic considerations,

**100-20.8** To provide a basis for establishing the future need for law enforcement and fire protection, transportation, water, sewage, flood protection, schools, parks, recreational facilities, and other public facilities and services,

**100-20.9** To promote safety and reduce congestion in travel and transportation, to protect against overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, and loss of life or health from fire, flood, wind, subsidence or other dangerous conditions that could be mitigated by proper construction standards,

**100-20.10** To encourage economic development that provides desirable employment and expands the tax base,

**100-20.11** To ensure the perpetual conservation, preservation and enjoyment of the unique natural and physical resources of the County, including forested areas, watersheds, streams, viewsheds, and archaeological sites and the protection of water quality as the County grows,

**100-20.12** To achieve compliance with all applicable state and federal laws and regulations,

**100-20.13** To provide for and promote housing for all income groups and all citizens within the County,

**100-20.14** To establish high quality standards for buildings, land development, and subdivision regulations for the protection of the environment and the security of buyers and users of developed property in Gwinnett County,

**100-20.15** To provide adequate and safe construction standards for streets, sidewalks, drainage, utilities and other public improvements,

**100-20.16** To provide a method of administration and procedure that ensures due process and equal protection for the citizens and property owners of Gwinnett County,

**100-20.17** To establish a just balance between the rights of owners of property and the public interest of all the citizens of Gwinnett County,

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**100-20.18** To provide for protection of the constitutional rights and obligations of all citizens within the County,

**100-20.19** To provide penalties for a violation and remedies for enforcement hereof; and for other purposes.

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### **Section 100-30. Authority.**

The Unified Development Ordinance is enacted pursuant to the Constitution of the State of Georgia, Article 9, Section 2, Paragraphs 1 and 3; by the County's authority to enact regulations and exercise powers granted by local laws; by the County's planning authority and general police powers; and by other powers and authority provided by federal, state, and local laws applicable hereto. Additional authority for Title 2 is set forth in Section 200-20.

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### **Section 100-40. Jurisdiction.**

This Ordinance shall apply to all unincorporated areas of Gwinnett County, Georgia.

## Section 100-50. Application of Ordinance.

The provisions of this Unified Development Ordinance shall apply throughout the unincorporated area of the County. The County may enter into agreements with cities within the County, or other municipalities, to carry out the purpose of this Unified Development Ordinance. These agreements may include, but are not limited to, enforcement of provisions, resolution of disputes, and cooperative monitoring and management of the separate storm sewer system and management programs. Except as hereinafter provided, as of the date of adoption of the Unified Development Ordinance:

**100-50.1 Development Activity.** Any person proposing to rezone property, secure permits, undertake any land disturbance activity, construct, demolish, expand or modify a structure or a building for occupancy, develop or subdivide land within unincorporated areas of Gwinnett County, Georgia, or undertake any other development permission or activity shall pay a fee and make application to the Gwinnett County Department of Planning and Development, and shall comply with all regulations set forth in this Unified Development Ordinance.

**100-50.2 Use.** No building, structure, premises, or land shall be used or occupied, and no building or part thereof shall be erected, remodeled, extended, enlarged, constructed, or altered in a manner except in conformity with the regulations herein specified for the district in which it is or is to be located.

**100-50.3 Lots.** No lot shall be reduced in size so that minimum lot width or depth, size of yards, lot area or any other requirement of this ordinance is not maintained unless otherwise authorized by this Unified Development Ordinance. This limitation shall not apply when a portion of a lot has been lawfully acquired for public purpose or for unbuildable lots used exclusively for subdivision identification signage or subdivision entrance landscape features or stormwater facilities.

**100-50.4 Pending and Approved Applications 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 or land disturbance for which a building permit was lawfully applied for or approved, prior to the effective date of this Unified Development Ordinance or amendment thereto, provided:

- A. Such permit has not by its own terms expired prior to such effective date.
- B. Actual building construction is commenced prior to the expiration of such permit.
- C. Actual building construction is carried on pursuant to said permit and limited to and in strict accordance with said permit.
- D. No renewals or extensions of said permit shall be authorized beyond 90 days following the effective date of this Unified Development Ordinance or the applicable amendment thereto.

### **100-50.5 Pending and Approved Applications for Development Permits.**

- A. Any subdivision or other development activity for which a valid and complete application for a Development Permit has been received prior to the adoption of this Unified Development Ordinance or amendment thereto 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 180 calendar days of the date of adoption and all time frames associated with said permit are observed.
- B. Any subdivision or other development activity for which a Development Permit has been issued prior to the adoption of this Unified Development Ordinance or amendment thereto 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.
- C. Any subdivision or other development activity for which only a Clearing, Clearing and Grubbing, or Grading Permit has been issued prior to adoption of this Unified Development Ordinance or amendment

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thereto shall be brought into conformance with this Unified Development Ordinance. Subsequently, all development permits shall conform to this Unified Development Ordinance.

### **100-50.6 Applications for Zoning Map Amendment, Special Use Permit, or Variance**

- A. Any valid and complete application for a Zoning Map Amendment, Special Use Permit, or Variance accepted by the Department prior to the adoption of this Unified Development Ordinance or amendment thereto may, at the applicant's option, proceed to completion and development and building permits may be issued as though this Unified Development Ordinance had not been adopted, provided that all permits are or can be issued within 180 calendar days of the date of adoption and all time frames associated with said permit are observed.



## **Section 100-60. Relationship to Existing Ordinances.**

**100-60.1** Whenever the provisions of this Unified Development Ordinance impose more restrictive standards than are required in or under any other statute, ordinance or resolution, these standards shall prevail, unless otherwise specified in this Unified Development Ordinance or otherwise restricted by State or Federal law. Whenever the provisions of any other statute, ordinance, or resolution impose more restrictive standards than are required herein, the requirements of such regulations shall prevail, unless otherwise specified in this Unified Development Ordinance.

**100-60.2** In those instances where development standards for a parcel of land or a specific project have been lawfully and explicitly established as a condition of approval for a rezoning, variance, permit, or other formal action by the Board of Commissioners, the Zoning Board of Appeals, or any other authorized body, the requirements of such conditions shall control.

**100-60.3** Nothing herein shall repeal the conditions of use, operation, or site development accompanying zoning approval(s) or special use(s), variances or permits issued under previous ordinances or resolutions. Modification or repeal of such past conditions of approval may be accomplished as authorized and provided by this Unified Development Ordinance. All Special Use Permits, variances, exceptions, modifications and waivers heretofore granted by the Director of Planning and Development, Zoning Board of Appeals, Planning Commission, or Board of Commissioners shall remain in full force and effect, and all terms, conditions and obligations heretofore imposed by the Director, Zoning Board of Appeals, or Board of Commissioners shall remain in effect.

**Section 100-70. Reserved.**

**Section 100-80. Amendments.**

**100-80.1** This Unified Development Ordinance may be amended from time-to-time by resolution of the Board of Commissioners of Gwinnett County. Such amendments shall be effective as of their date of adoption unless otherwise stated in the adopting resolution.

## **Section 100-90. Duties of the Department of Planning and Development.**

**100-90.1** Unless otherwise specified in any article, chapter, or section of this Unified Development Ordinance, the UDO shall be administered, interpreted, and enforced by the Director of the Department of Planning and Development of Gwinnett County, Georgia.

**100-90.2** All other ordinances or regulations referenced herein, such as the fire prevention and life safety codes, Property Maintenance Ordinance, building and other technical codes, health, water, and sewer regulations, shall be administered by the directors or liaisons of the departments responsible for such regulations, as established by the Board of Commissioners.

**100-90.3** The Director of Planning and Development shall have the authority to carry out all duties necessary to administer the Unified Development Ordinance, including all duties otherwise delegated to the Divisions of the Department. In addition, the Director shall have the following authority:

- A. To approve and accept final subdivision plats and land dedicated as a public street or other public purpose on behalf of Gwinnett County, and to cause such dedications to be recorded by the Clerk of Superior Court of Gwinnett County, subject to ratification by the Board of Commissioners.
- B. To approve a Certificate of Development Plans Approval as provided in Section 340-30.
- C. In response to a written request by the property owner or owner's authorized agent, to approve or deny requests for administrative variances as provided in Section 270-130 of the Unified Development Ordinance.
- D. In response to a written request by the property owner or owner's authorized agent, to approve or deny requests for modifications as provided in Section 120-50 of the Unified Development Ordinance.
- E. To make other approvals, modifications, interpretations or rulings specifically provided in the Unified Development Ordinance.

**100-90.4.** In particular, the Department of Planning and Development shall have the following powers and duties under the Unified Development Ordinance.

- A. Accept and process applications and make recommendations regarding amendments to the Gwinnett County Unified Plan and its related maps.
- B. Maintain current land use maps and files of all amendments to the Gwinnett County Unified Plan, Future Development Map and related maps and policies.
- C. Prepare, compile, and recommend land use, transportation and other resource and facility plans to the Board of Commissioners.
- D. Prepare recommendations on all zoning amendments for consideration by the Board of Commissioners, and generally provide for the application, noticing and hearing requirements of the amendment process.
- E. Prepare and maintain records of amendments to this Ordinance and make the most recently adopted version available to the public within a reasonable length of time.
- F. Prepare and maintain the Official Zoning Map, maintain accurate records of zoning map amendments, and make the most recently adopted version available to the public within a reasonable length of time.
- G. Prepare and maintain data, maps or other information regarding population, employment and economic characteristics of the County and land development activities, economic development, including subdivisions and building permits.

## Title 1

- H. In response to a written request by the property owner or owner's authorized agent, issue a statement identifying the current zoning of a parcel of land. The fee for such a zoning certification shall be established by the Board of Commissioners.
- I. The Director of Planning and Development or designee shall serve as secretary to the Gwinnett County Planning Commission, shall take and prepare its minutes and shall forward the minutes to the Board of Commissioners.
- J. Provide for the orderly and safe development of the County through the provisions of the County regulations and other application regulations or standards as may be adopted by the Board of Commissioners.
- K. To review and make final decisions regarding permits and other development requests authorized in this Unified Development Ordinance or the Gwinnett County Construction Code.
- L. Provide for the application, noticing and hearing requirements of the zoning variances process from this Unified Development Ordinance.
- M. Enforce the regulations and standards of this Unified Development Ordinance.
- N. Enforce the Gwinnett County Construction Code.
- O. Review plans and enforce development compliance with the Georgia Metropolitan River Protection Act, as amended.
- P. The Director of Planning and Development or designee shall serve as secretary to the Zoning Board of Appeals, shall take and prepare its minutes, and shall forward the minutes to the Board of Commissioners.

**Section 100-100. Fees.**

**100-100.1** Application filing, permit, inspection, and other fees shall be as established from time-to-time by the Board of Commissioners.

**100-100.2** Permit fees, if any, shall be submitted as a prerequisite to issuance of the permit. Nonpayment as a result of submission of a check having insufficient funds on account, or for any other reason, shall cause the permit to be voided and re-issuance subject to penalty as provided by law or as may be established by the Board of Commissioners.

**100-100.3** Application fees, if any, shall be submitted with the application unless otherwise stated on official forms from the Department of Planning and Development. Failure to pay a required application fee shall cause the application to be returned to the applicant without consideration by the County.

**100-100.4** Following the approval of development plans, and prior to authorization to begin construction, the developer shall provide the Department of Planning and Development such fees as may be established from time-to-time by the Board of Commissioners.

**100-100.5** Prior to approval of a Final Plat or Certificate of Occupancy, the developer shall provide to the Department of Planning and Development such recording fees and performance and/or maintenance sureties as required by this Unified Development Ordinance or established from time-to-time by the Board of Commissioners.

**Section 100-110. Severability.**

If any article, section, provision or clause of any part of this Unified Development Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Unified Development Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to effect the portions of this Unified Development Ordinance not so held to be invalid, or the application of this Unified Development Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Unified Development Ordinance would have been adopted had such invalid portion not been included herein.

## Chapter 110. Definitions

### Section 110-10. Rules of Interpretation.

For the purpose of the UDO, certain words or terms used herein shall be defined as follows:

**110-10.1** Words used in the present tense include the future tense.

**110-10.2** The word "shall" is always mandatory, and the word "may" is permissive.

**110-10.3** Words used in the singular include the plural and words used in the plural include the singular.

**110-10.4** Words in the masculine gender shall include the feminine.

**110-10.5** The word "person" includes the words "individuals," "firms," "partnerships," "corporations," "associations," "governmental bodies" and all other legal entities.

**110-10.6** The word "lot" shall be construed to include "parcel."

**110-10.7** The word "erected" includes the words "constructed", "moved", "located" or "relocated."

**110-10.8** The word "zoning map" means the Official Zoning Map of Gwinnett County, Georgia.

**110-10.9** The words "used" or "occupied" include the words "intended, arranged or designed to be used or occupied."

**110-10.10** Use of the word "and" is inclusive and requires that all of the component phrases so connected must be present or fulfilled for sufficiency.

**110-10.11** Use of the word "or" is not exclusive (as in "either ... or"), and requires that at least one of the component phrases so connected must be present or fulfilled for sufficiency. The word "or" may allow more than one component phrase to be present or fulfilled, as is implied by the common term "and/or."



## **Section 110-20. Rules of Precedence.**

The following rules set forth the order of precedence that determines which definition applies in a specific instance within the provisions of this Ordinance:

**110-20.1** When definitions are provided within an individual chapter, article or section of this Ordinance, those definitions are to be applied within said chapter, article, or section. If the same term or phrase is also defined in this section, the definition in this section shall not apply in that instance.

**110-20.2** When no definitions are provided within an individual chapter, article, or section of this Ordinance, words and phrases used in this Ordinance shall have the meaning established by the definitions provided in Section 110-40, General Definitions or Section 110-50, Definitions by Category.

**110-20.3** When definitions are provided that are specific to Soil Erosion, Sedimentation and Pollution Control, Riparian Buffers, Floodplain Management, Stormwater Management, and Public Utilities they are listed in Section 110-50, Definitions by Category therein.

**110-20.4** Except as specifically defined herein, all words used in this Ordinance shall be as defined in the most recent edition of The Illustrated Book of Development Definitions (Rutgers). Words not defined herein or in the above-referenced book shall be construed to have the meaning given by common and ordinary use, and shall be interpreted within the context of the sentence, section and article in which they occur.

**110-20.5** Whenever a conflict of definitions is considered to exist or an interpretation of these definitions is necessary, the Director shall resolve the conflict and interpret the definition. The action of the Director shall be recorded.

### **Section 110-30. Abbreviations.**

As used in this Unified Development Ordinance, the following abbreviations represent the terms set forth below.

**ARC:** Atlanta Regional Commission

**ASHRAE:** American Society of Heating, Refrigerating and Air-Conditioning Engineers

**BFE:** Base Flood Elevation

**BMP:** Best Management Practice

**BMR:** Baseline Monitoring Report

**CID:** Community Improvement District

**CIU:** Categorical Industrial User

**CLOMA:** Conditional Letter of Map Amendment

**CLOMR:** Conditional Letter of Map Revision

**CPESC:** Certified Professional in Erosion and Sediment Control

**DBH:** Diameter Breast Height

**DRI:** Development of Regional Impact

**DWR:** Gwinnett County Department of Water Resources

**DWRSSS:** Gwinnett County Department of Water Resources Sanitary Sewer Standards

**EPA:** U.S. Environmental Protection Agency

**EPD:** Georgia Department of Natural Resources, Environmental Protection Division.

**FAA:** The Federal Aviation Administration

**FCC:** The Federal Communications Commission

**FEMA:** Federal Emergency Management Agency

**FIS:** Flood Insurance Study

**FIRM:** Flood Insurance Rate Map

**GDOT:** Georgia Department of Transportation

**GRTA:** Georgia Regional Transportation Authority

**HLP:** House Location Plan

**IU:** Industrial User

**LEED:** Leadership in Energy and Environmental Design, as administered by the Green Building Certification Institute

**LOMA:** Letter of Map Amendment

**LOMR:** Letter of Map Revision

**MOD:** Modified

**MUD:** Mixed-Use Development

**NOI:** Notice of Intent

**NOT:** Notice of Termination

**NOV:** Notice of Violation

**NPDES:** National Pollutant Discharge Elimination System

**NTU:** Nephelometric Turbidity Units

**O&M:** Operation and Maintenance

**O.C.G.A.:** The Official Code of Georgia Annotated

**POTW:** Publicly Owned Treatment Works

**RCRA:** Resource Conservation and Recovery Act

**RDP:** Residential Drainage Plan

**RDS:** Residential Drainage Study

**TSS:** Total Suspended Solids

**UDO:** Unified Development Ordinance of Gwinnett County, Georgia

**USACE:** United States Army Corps of Engineers

**USC:** United States Code

## Section 110-40. General Definitions.

For the purpose of this Unified Development Ordinance, the following definitions shall apply, except where otherwise provided in Section 110-20.

**Abutting:** Touching at one point or along a common side, boundary, or property line. Two pieces of property that are separated by a street or right-of-way are not abutting.

**Accessory Building:** A building detached from a principal building located on the same lot and customarily incidental to the principal building or use including but not limited to detached garages, carports and utility buildings, sheds, gazebos, or barns.

**Accessory Dwelling:** A dwelling unit located on the same lot as a principal residential dwelling, either within or attached to the single-family dwelling, or detached.

**Accessory Structure:** A structure detached from a principal building located on the same lot and customarily incidental to the principal building or use including but not limited to swimming pools, tennis courts, and basketball goals.

**Accessory Use:** A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

**Active Recreation Area:** This category of common area includes, but is not limited to, bikeways, paths, tennis courts, ballfields, playfields, courts, swimming pools, clubhouses, toilets, dressing rooms, lockers, equestrian facilities, beaches, docks; amphitheaters, stages, bandshells, community buildings, fountains, plazas, patios, decks, lawns, picnic shelters or picnic areas, and similar facilities and the related storage, landscaping, lighting, sidewalks, outdoor furnishings, play structures, and utilities related to active recreation areas.

**Address:** The number that, together with the street name, describes a physical location of a specific property.

**Adjacent:** Property that is abutting or on the opposite side of an easement that separates it from the subject property. Properties separated by a right-of-way are not abutting or adjacent.

**Adult Day Care Center:** An establishment operated by any person with or without compensation for providing for the care, supervision, and oversight only during day-time hours of seven (7) or more adults who are elderly, physically ill, or infirm, physically handicapped, or mentally handicapped. This may also include recreational and social activities for said persons.

**Adult Day Care Facility:** An establishment operated by any person with or without compensation for providing for the care, supervision, and oversight only during day-time hours of six (6) or fewer adults who are elderly, physically ill, or infirm, physically handicapped, or mentally handicapped. This may also include recreational, cultural, and social activities for said persons.

**Adult Establishment:** "Adult Establishment" shall have the same meaning as set forth in Chapter 18, Article XI of the Gwinnett County Code of Ordinances.

**Alcoholic Beverage Plant/Distillery:** An establishment in which beer, malt beverages, distilled spirits, or other alcoholic beverages are manufactured primarily for sale to wholesalers or distributors.

**Alley or Service Drive:** A private minor, permanent service-way which is used primarily for vehicular service access to the back or the side for properties otherwise abutting on a street.

**Alternative Tower Structure:** clock towers, bell towers, church steeples, light/power poles, electric transmission towers, man-made trees (without accessory buildings/structures), and similar natural or man-made alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

**Animal Hospital:** Facility for the treatment and temporary boarding of domestic animals operated under the supervision of a licensed veterinarian. This facility may include the boarding of animals in outside runs or kennels.

**Animal Quarters:** Any structure which is used to shelter, care for, house, exercise, train, exhibit, display or show any animals, including but not limited to corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters. This term shall not include fenced pasture land or paddocks for grazing.

**Antenna:** Any exterior apparatus designed for wireless telecommunication, radio, or television communications through the sending and/or receiving of electromagnetic waves.

**Appeal:** A request for a review of the Department's interpretation or decision of any provision of this Ordinance.

**Applicant:** A person, either the owner or the bona fide representative of the owner of land or structures governed by these regulations, who seeks authority to use, develop, construct upon, or otherwise enjoy the use of property through any of the procedures established under these regulations.

**Arcade, Architectural:** A succession of arches, each counterthrusting the next, supported by columns or piers or a covered walk enclosed by a line of such arches on one or both sides, providing shelter for pedestrians.

**Architectural Modulation:** Variation in materials, massing, fenestration, and ornamental detail of a façade that divides a façade into unique components or identities, as distinguished from a uniform façade without variation. Architectural modulations of a façade should break the vertical plane by more than 2 feet in depth, measured from the forward plane of the façade. See the Unified Development Ordinance (UDO) Design Guidelines: Building Facade Materials and Modulation.

**"As-Built" Survey:** See "Record Drawing".

**Attached, or Attached to:** The relationship between two or more buildings or building and a structure that are permanently connected to a foundation. In order for two or more buildings to be attached, they must be permanently connected along a common interior wall. A structure and building are attached when one relies on the other for structural support and the above foundation framing is structurally connected.

**Attic:** The unfinished space between the ceiling joists of the top story and the roof rafters.

**"Authorized Registered Professional" shall mean:**

- A. A landscape architect who possesses a current certificate of registration issued by the State of Georgia in accordance with Georgia Law; or,
- B. A land surveyor who possesses a current certificate of registration issued by the State of Georgia in accordance with Georgia Law; or,
- C. A professional engineer who possesses a current certificate of registration issued by the State of Georgia in accordance with Georgia Law;

An authorized registered professional shall know and understand the limits of their professional expertise, certification, license, or registration and shall not perform work which is outside of the scope of said professional expertise, certification, license, or registration. An authorized registered professional shall be liable for complying with all state laws and rules and licensing board requirements that apply to their particular profession, including ethical standards, and shall be liable for failure to meet the applicable standards of professional care. All documents and drawings submitted to Gwinnett County by an authorized registered professional shall bear that person's certification, license, registration, or seal, as appropriate. The certification, license, registration or seal of an authorized registered professional on documents and drawings submitted to Gwinnett County shall certify that the documents and drawings comply with all applicable state and Gwinnett County ordinances, rules and regulations and shall certify that the documents and drawings are based on personal knowledge of the conditions depicted thereon and that the accuracy and completeness of the documents and drawings have been verified by field inspection of the facilities depicted therein. (per Georgia Law: Title 43 Professions and Businesses, Chapter 15 Professional Engineers, Chapter 41 Residential and general contractors, Title 36 Local Government)

**Awning:** A roof like structure with a rigid frame which cantilevers from the elevation of a building designed to provide continuous overhead weather protection.

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**Basement:** Occupied space of a building having its finished floor surface entirely below grade plane, or in which any portion of the finished surface of the floor next above is less than or equal to 6 feet above grade plane and at any point is less than or equal to 12 feet above grade.

**Best Management Practices:** Sound engineering practices, activities, maintenance procedures that when properly designed and implemented will minimize negative impact on the natural environment.

**Bin, Donation Collection:** Any enclosed receptacle or container made of metal, steel or a similar product and designed for the depositing of donations and the temporary storage of donated items including clothing, shoes, books, or other similar materials.

**Block:** A piece or parcel(s) of land entirely surrounded by public streets, other than alleys.

**Board of Commissioners:** The Board of Commissioners of Gwinnett County, Georgia.

**Boarding or Rooming House:** A building other than a motel, hotel, or bed and breakfast inn where, for compensation and by prearrangement for definite periods, meals or lodging or both are provided.

**Bonus Room:** An occupied and finished room in a dwelling that is located over a semi-enclosed space such as over a carport, garage, or porch, which is connected to the remainder of the dwelling and does not have a separate outside entry.

**Brewpub:** An eating establishment in which beer or malt beverages are manufactured or brewed, subject to state law barrel production limitations, for on-site consumption and retail sales directly to restaurant patrons.

**Buffer:** Land area used to separate one use from another through screening and distance; to shield or block noise, light, glare, visual or other conditions; to block physical passage to non-similar areas; or to reduce dust, dirt, and litter.

**Buffer, Cemetery:** Land area in which there is no disturbance and no grading allowed, except as necessary for required plantings and fence installation per approved plan.

**Buffer, Construction:** Land area in which there is no disturbance until a Certificate of Occupancy has been issued on the building lot at which time the Construction Buffer is removed.

**Buffer, Enhanced:** Land area in which there is no disturbance with the exception for disturbance related to additional required plantings, and for approved perpendicular access and utility crossings.

**Buffer, Landscaped:** Land area in which grading is allowed and revegetation to a buffer standard is required and replanted per approved landscape plan.

**Buffer, Natural Undisturbed:** Land area in which there is no disturbance and no grading allowed, except for approved perpendicular access and utility crossings.

**Buffer, Stream:** The area of land immediately adjacent to the banks of state waters in its natural or enhanced state of vegetation, which facilitates the protection of water quality and aquatic habitat as governed by Georgia Law.

**Building:** Any structure used or intended for supporting or sheltering any use or occupancy.

**Building, Metal:** A structure which has a roof, and which is designed for the shelter, storage, housing or enclosure of persons, animals, or property of any kind and is constructed of exterior metal panels or pieces. This shall not include residential structures intended for occupancy with an exterior finish of aluminum siding where such siding is commonly used for residential structures.

**Building Permit:** Authorization by Gwinnett County, to construct, enlarge, repair, move, demolish, or change the occupancy of a building or structure, to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, fuel gas piping, mechanical, or plumbing system.

**Building Setback Line:** A line across a lot parallel to a street right-of-way or other property line establishing the minimum distance to be provided between any principal building and the street or other property line.

**Building Space, Gross:** The total floor area included within surrounding exterior walls of a building. Areas of a building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

**Bury Pit:** A hole or depression in the ground that has been filled with building and/or organic materials (such as lumber and tree limbs) and then covered with dirt.

**Canopy:** A rooflike cover with rigid frame and column supports, that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting cover above an outdoor service area, such as at a gasoline service station. A marquee is not a canopy.

**Carpport:** An open-sided automobile shelter by the side of a building.

**Car Wash:** Any building or premises used for washing motor vehicles including, but not limited to self-service, express service, and full service facilities, utilizing in-bay automatic, conveyor automatic, or hand washing. Use of any premises for temporary hand washing of motor vehicles for non-profit fundraising purposes shall not be considered a car wash.

**Cellar:** See "Basement".

**Cemetery:** An area and use of land set apart for the purpose of burial plots for deceased persons or animals and for the erection of customary markers, monuments and/or mausoleums related thereto; and which may be maintained by a church or other place of worship, or a private corporation.

**Cemetery, Family:** The use of property as a burial ground restricted to the members of the family owning the lot on which the cemetery is located. For the purposes of this definition, "family" shall be defined as family within the fourth degree of civil reckoning from the property owner.

**Certificate of Completion:** Document issued by the Department and Fire Marshal's Office to indicate that the construction work authorized by a building permit has been completed which is either applicable to a non-occupied building, structure, building/structure addition, or any portion thereof, or involves a limited scope of renovation that does not change the occupancy or configuration of the affected space.

**Certificate of Development Conformance:** Final approval issued by the Department for completion of land development activities for a subdivision or project for which a Development Permit was issued.

**Certificate of Occupancy:** Document issued by the Department and Fire Marshal's Office to authorize the occupancy of a building, structure, building/structure addition, or any portion thereof.

**Channel:** A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

**Chattahoochee River Corridor:** All land within 2,000 feet of the banks of the Chattahoochee River, including any impoundments thereon, or within the floodplain, whichever is greater, from directly below Buford Dam downstream to the downstream limits of Fulton and Douglas counties, including the entire bed of the river and any improvements and all islands therein.

**Child Day Care Center:** An establishment operated by any person with or without compensation providing for the care, supervision, and protection of seven (7) or more children who are under the age of eighteen (18) years for less than twenty-four (24) hours per day, without transfer of legal custody.

**Child Day Care Facility:** An establishment operated by any person with or without compensation providing for the care, supervision, and protection of six (6) or fewer children who are under the age of eighteen (18) years for less than twenty-four (24) hours per day, without transfer of legal custody. For the purpose of computing the number of children within the child day care facility, all children who are related by blood, marriage, adoption or guardianship to the person or persons operating the facility shall be included.

**Civic Uses:** Public parks, squares, plazas, greens, lawns, amphitheaters, stages, churches, or places of worship, public or private schools, gymnasiums, assembly halls, community meeting rooms, community service centers, post offices, fire stations, libraries, museums, public libraries, or other government or public service buildings and facilities except for those requiring outdoor storage or maintenance yards.

**Clearing:** The removal of trees or other vegetation, but not including grubbing activities, from a property, whether by cutting or other means.

**Collection Bin:** An attended or unattended enclosed receptacle, trailer, or container made of metal, steel, plastic, wood, or similar material and designed or intended for the collection of unwanted clothing, shoes, textiles, books, or other household items.

**Co-Location:** The placement of the antennas of two or more service providers upon a single tower or alternative tower structure.

**Commercial Vehicle:** Any motor vehicle licensed by the state as a commercial vehicle.

**Community Garden:** A private, public, or non-profit facility for cultivation of fruits, flowers, vegetables, or ornamental plants cultivated by more than one household.

**Complementary Mix of Uses:** Land uses that serve mutually supportive functions that encourage frequent interactions, and do not cause excessive conflicts with one another in terms of noise, access, traffic, parking, services, or utility demands.

**Composting Facility, Municipal Solid Waste:** An establishment converting municipal solid waste to humus through a controlled process of degrading organic matter by microorganisms.

**Composting Facility, Yard Trimmings:** An establishment converting yard trimmings to humus through a controlled process of degrading organic matter by microorganisms. This definition does not include composting conducted on a residential lot for home gardening purposes.

**Conditional Use:** A land use that merits additional development standards in the zoning district in which it is located to mitigate possible impacts.

**Condominium:** A form of property ownership in which the buildings or portions of the buildings, whether residential or non-residential in use, are owned by individuals separate from the lands which surround the buildings, said lands held in common ownership by the owners of the several buildings.

**Congregate Personal Care Home:** See "Personal Care Home, Congregate".

**Connectivity:** The degree to which streets, sidewalks, trails, and bike paths form a continuous and interconnected system that allows full mobility and convenient access between all origins and destinations as they may be distributed throughout a developed area.

**Conservation Easement:** As used in this Ordinance, an agreement between a land owner and Gwinnett County or other government agency or land trust that permanently protects open space or green space on the owner's land by limiting the amount and type of development that can take place but continues to leave the remainder of the fee interest in private ownership.

**Conservation Space:** Permanently protected land and water, including agricultural and forestry land, that is in its undeveloped or natural state or that has been developed only to the extent consistent, or is restored to be consistent, with one or more of the following goals:

- A. Water quality protection for rivers, streams, and lakes
- B. Flood protection
- C. Wetlands protection
- D. Reduction of erosion through protection of steep slopes, areas with erodible soils and stream banks;



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- E. Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species;
- F. Scenic protection
- G. Protection of archaeological and historic resources
- H. Provision of recreation in the form of boating, hiking, camping, fishing, running, jogging, biking, walking and similar outdoor activities
- I. Connection of existing or planned areas contributing to the goals set out in this paragraph

**Construction Activity:** Activities subject to the Georgia Erosion and Sedimentation Control Act or NPDES General Construction Permits. These include construction projects resulting in land disturbance. Such activities include but not limited to clearing and grubbing, grading, excavating, stockpiling, and demolition.

**Construction Code:** The Gwinnett County Construction Code as may be amended from time-to-time.

**Construction/Demolition Waste:** For the definition, refer to the Georgia Department of Natural Resources, Environmental Protection Division Rules and Regulations, Solid Waste Management.

**Contamination:** An impairment of the quality of the water, which creates an actual hazard to the public health through poisoning or through the spread of disease by sewage, bacteria, chemicals, industrial fluids, waste, etc.

**Conveyance:** An aboveground or underground natural or manmade stormwater infrastructure feature, that provides for the collection and movement of stormwater, and shall include but not be limited to concrete or metal pipes, ditches, depressions, swales, roads with stormwater facilities, highways, county streets, curbs, gutters, inlets, catch basins, piped storm drains, pumping facilities, structural stormwater controls, stormwater infrastructure channels, reservoirs, rights of way, storm drains, culverts, street gutters, oil/water separators, modular pavements and other similar stormwater infrastructure.

**Cottage Court:** Five to nine detached single-family dwellings, either located on their own lots or a common lot, that are organized around a shared courtyard.

**County, Gwinnett County:** A political subdivision of the State of Georgia.

**County Separate Storm Sewer System:** Any conveyance or system of conveyances which is:

- A. Owned or operated by the county
- B. Not a combined sewer
- C. Not part of a publicly owned treatment works

**County Standards:** The county ordinances, standard drawings, Gwinnett County Stormwater Management Manual, Gwinnett County Department of Water Resources Water Main Design and Sanitary Sewer Design and Construction Standards and Specifications, Traffic Calming Design Guide, and any other standards, specifications, and regulations that govern development permitting, and all procedures, rules and policies pertaining thereto as these may be updated or amended from time to time.

**Courtyard:** A type of public space that meets the minimal standards as listed in the Unified Development Ordinance (UDO) Design Guidelines, Public Spaces.

**CPESC:** Certified Professional in Erosion and Sediment Control with current certification by EnviroCert, Inc. which is also referred to as CPESC or CPESC, Inc.

**Critical Root Zone:** The minimum area beneath a tree that must be left undisturbed is Critical Root Zone (CRZ). The CRZ is a concentric circle centering on the specimen tree's trunk with a radius equal in feet to 1.5 times the number of inches of the trunk's diameter at breast height (4.5'). Example: the CRZ radius of a twenty inch (20") diameter tree is 30 feet.

**Cut:** A portion of land surface or area from which earth has been removed, or will be removed, by excavation; the depth below original ground surface to excavated surface. Also known as "excavation".

**Deck:** An unenclosed, exterior floor without a permanent roof supported on at least two opposing sides by an adjacent structure, and/or posts, piers, or other independent supports.

**Density:** The number of dwelling units per acre of land. **Density Bonus:** A provision of this Unified Development Ordinance that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum otherwise permitted, in exchange for the provision of an amenity specified in this Ordinance that provides a public benefit.

**Department:** The Gwinnett County Department of Planning and Development.

**Department of Transportation:** The Gwinnett County Department of Transportation.

**Department of Water Resources:** The Gwinnett County Department of Water Resources.

**Design Professional:** An authorized, registered professional, forester, geologist, architect, CPESC, or certified personnel.

**Developed Land:** All parcels not deemed as undeveloped land, as defined herein.

**Developer:** Any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit who directs the undertaking or purposes to undertake development activities as herein defined, whether the development involves the subdivision of the land for sale to individual users, the construction of buildings or other improvements on a single land ownership, or both. A developer may be the owner of a premises where the development activities occur; an occupant whether through ownership, lease, or other tenancy; a contractor, builder, or agent of the aforementioned parties; or other person having direct financial obligation or interest in the property as the result of the development activities as described herein.

**Development:**

- A. All activities associated with the conversion of land or the expansion or replacement of an existing use to any new use intended for human operation, occupancy, or habitation, other than for agricultural purposes devoted strictly to the cultivation of the land, dairying, or animal husbandry. Such activities include land disturbance (clearing and grubbing the land of vegetation and stumps, and grading) and the construction of improvements such as but not limited to streets, driveways or parking areas, water or sewer mains, stormwater facility, sidewalks or other structures permanently placed on or in the property.
- B. Where appropriate to the context, the term "development" also may be used to denote a specific subdivision or project which is a single entity or intended to be constructed as an interrelated whole, whether simultaneously or in phases.

**Development Agreement:** A written contract between Gwinnett County and a property owner or developer that specifies the improvements to be provided by the developer for a specific project.

**Development Permit:** Authorization by the Department for all activities associated with the land development process, including clearing and grubbing, grading, and the construction of improvements including but not limited to streets, surface parking areas, water/sewer/stormwater systems and facilities, site planting and landscaping, sidewalk or structures requiring the issuance of a building permit.

**Development Plans:** The detailed and professional plans showing the layout and design, site work and construction activities proposed for a project (other than architectural building plans) and including the Subdivision Development Plan or Site Plan (as applicable), Grading Plan, Tree Preservation/Replacement Plan, Erosion and Sediment Control Plan, Buffer and Landscape Plan, and construction drawings for streets, stormwater facilities, sanitary sewers, water supply facilities, and other site improvements.

**Developments of Regional Impact (DRI):** Large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located as defined and regulated by the Georgia Department of Community Affairs per the Georgia Planning Act of 1989, as may be amended.

**Development Regulations:** The adopted regulations providing for the subdivision and development of real property within Gwinnett County, Georgia, as amended from time-to-time by the Board of Commissioners of Gwinnett County.

**Diameter Breast Height (DBH):** The diameter of a tree measured at a point 4.5 feet above the ground.

**Director:** The Director of the Gwinnett County Department of Planning and Development or the Director's designee, unless otherwise specified herein.

**Discharge:** The direct or indirect release of water, fluid, materials or other matter to a conveyance or surface that drains to a conveyance.

**Distribution Facility:** A warehouse establishment where individual tenants engage in the receipt, storage, and distribution of their goods, products, cargo, and materials, including transshipment by boat, rail, air, or motor vehicle.

**Donation Collection Bin:** Any enclosed receptacle or container made of metal, steel, or a similar product and designed for the depositing of donations and the temporary storage of donated items including clothing, shoes, books, or other similar materials.

**Drainage Easement:** Recorded authorization for the purpose of allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel.

**Dripline:** A line on the ground established by a vertical plane extending from a tree's outermost branch tips down to the ground; i.e., the line enclosing the area directly beneath the tree's crown from which rainfall would drip.

**Driveway:** A vehicular access way in private ownership, other than a Private Street, which provides access to one or more uses or properties.

**Dwelling:** A building which is designed or used exclusively for residential purposes, including single-family, duplex, and multifamily residential buildings, rooming and boarding houses, fraternities, sororities, dormitories, manufactured homes, and industrialized homes but not including hotels and motels.

**Dwelling, Accessory:** See Accessory Dwelling.

**Dwelling, Duplex:** A dwelling containing two and only two dwelling units.

**Dwelling, Fourplex:** A dwelling, other than a townhouse, containing four and only four dwelling units, including but not limited to single-level units located in a multistory building.

**Dwelling, Multifamily:** A dwelling containing three or more dwelling units, including but not limited to single-level units located in a multistory building.

**Dwelling, Multiplex:** A dwelling, other than a townhouse, containing between five and sixteen dwelling units, including but not limited to single-level units located in a multistory building. Multiplex dwellings are no larger than 4 stories or 45 feet, whichever is lower.

**Dwelling, One-Family:** See "Dwelling, Single Family."

**Dwelling, Single Family:** A dwelling containing one and only one dwelling unit, other than a manufactured home.

**Dwelling, Townhouse:** A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Each unit is separated from any other unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have at least two stories and may be either fee-simple or condominium ownership.

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**Dwelling, Triplex:** A dwelling, other than a townhouse, containing three and only three dwelling units, including but not limited to single-level units located in a multistory building.

**Dwelling, Two-Family:** See "Dwelling, Duplex."

**Dwelling Unit:** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Dwelling Unit, Efficiency:** A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

**Easement:** Recorded authorization for a specified purpose by a property owner for the use of any designated part of the real property by another entity.

**Environmental Health Section:** The Gwinnett County Board of Health, Environmental Health Section.

**Environmental Protection Agency (EPA):** The U.S. Environmental Protection Agency or, where appropriate, the Regional Water Management Division Director, the Regional Administrator, or other duly authorized official of said agency.

**Environmental Protection Division:** The Georgia Environmental Protection Division (EPD), an agency of the state which is charged with issuing permits that authorize withdrawal of water and with administering the Rules of the EPA in Georgia.

**Erosion:** The process by which the land surface is worn away by the action of wind, water, ice, or gravity.

**Erosion, Sedimentation and Pollution Control Plan:** A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity required by the O.C.G.A. § 12-7-1 et seq., the Erosion and Sediment Control Act, which includes, as a minimum, protections at least as stringent as the State General Permit, best management practices, and requirements of this ordinance, also known as the "plan".

**Excavation:** A cavity formed by cutting, digging, or scooping.

**Exemption Plat:** A subdivision plat drawn to Final Plat standards, as contained herein, prepared in accordance with one of the exemptions provided under Title 3 of this Ordinance.

**Exotic Plant:** A plant that does not meet the definition of Native Plant.

**Extended Detention:** Detention of stormwater runoff for an extended period, typically 24 hours or greater.

**Exterior Property:** The area on the premises and on adjoining property under the control of owners or operators of such premises.

**Extreme Flood Protection:** Measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

**Family:** One or more persons related by blood, marriage, adoption, or guardianship; or not more than three persons not so related who live together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan, based on an intentionally structured relationship providing organization and stability; or not more than two unrelated persons and any minor children related to either of them.

**Family Personal Care Home:** See "Personal Care Home, Family".

**Farm Winery:** A winery which makes at least 40 percent of its annual production from agricultural produce grown in the state, and:

- A. Is located on premises, a substantial portion of which is used for agricultural purposes, including the cultivation of grapes, berries, or fruits to be utilized in the manufacture or production of wine by the winery; or

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- B. Is owned and operated by persons who are engaged in the production of a substantial portion of the agricultural produce used in its annual production.

**Farmers Market:** A market held in an open area or in a structure where groups or individual sellers offer for sale to the public agricultural products such as raw vegetables, fruits, herbs, flowers, plants, nuts, eggs, or other similar items.

**Fee Simple:** A form of property ownership in which the buildings and surrounding lands are owned with absolute title without limit to inheritance of heirs, and unrestricted as to transfer of ownership.

**Fence:** A structural barrier for enclosure, screening, or demarcation, presenting a solid face or having openings amongst or between its constituent members.

**Fill:** A portion of land surface or area to which soil or other solid material has been added; the depth above the original ground.

**Final Plat:** A finished drawing of a subdivision showing completely and accurately all legal and boundary information and certifications required by this Ordinance.

**Finished Grade:** The final elevation and contour of the ground after cutting or filling and conforming to the proposed design approved by the Department.

**Fire Marshal's Office:** A section of the Gwinnett County Department of Fire and Emergency Services responsible for enforcing the County's Fire Prevention and Protection Ordinance, the Life Safety Code, the Fire Code, and the Accessibility Code.

**Fire and Emergency Services Department:** The Gwinnett County Department of Fire and Emergency Services.

**Fixed Public Transportation Station:** A passenger loading area that serves an express form of public transportation such as express bus, bus rapid transit (BRT), light rail, trolley, heavy rail rapid transit, or commuter rail, but not including local bus service or shuttle bus service.

**Flag Lot:** A lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway.

**Flood or Flooding:** A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland waters; or  
B. The unusual and rapid accumulation or runoff of surface waters from any source.

**Floor:** The top of the walking surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

**Floor Area, Gross:** See "Building Space, Gross".

**Floor Area Ratio (FAR):** FAR expresses the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building is located. FAR is computed by dividing the gross floor area of a building or buildings by the total area of the lot. For purposes of this calculation, floor area of parking structures shall not be included in floor area.

**Food Service Establishment:** Establishments for the preparation or serving of meals, lunches, short orders, sandwiches, frozen desserts, or other edible products. The term includes but is not limited to restaurants; coffee shops; cafeterias; short order cafes; luncheonettes; taverns; lunchrooms; establishments engaged in manufacturing, wholesaling, or retailing sandwiches, salads, or other fast foods; soda fountains; institutions, both public and private; food carts; itinerant restaurants; industrial cafeterias; catering establishments; food vending machines and vehicles and operations connected therewith; or similar facilities by whatever name called.

**Freeboard:** The distance between the maximum water surface elevation and the top of a stormwater detention structure.

**Garbage:** The animal or vegetable waste resulting from the handling, storage, sale, preparation, cooking and serving of food. See also the definitions for Landfill, Monofill; Putrescible Wastes; Solid Waste, and Trash.

**Gas Recovery/Gas Cogeneration Plant:** A facility operating as an accessory use to a landfill which extracts and utilizes landfill gases for the production of energy.

**Geographic Antenna Placement Area:** The general vicinity within which the placement of an antenna is necessary to meet the engineering requirements of an Applicant's cellular network or other broadcasting need.

**Governing Authority:** The Board of Commissioners of Gwinnett County, Georgia.

**Governmental Facilities and Structures:** Facilities or structures owned or substantially controlled by the Government and the services of any civilian and military personnel of the Government.

**Grade, Average:** A reference plane representing the average of finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than six feet from the building, between the building and a point six feet from the building.

**Grading:** Altering the shape of ground surfaces to a predetermined condition by the use of mechanical equipment; this includes stripping, cutting, filling, stockpiling, and shaping or any combination thereof and shall include the land in its cut or fill condition.

**Grading Permit:** Authorization by the Department for movement, earth borrow, and storage of soil along with removal of trees, stumps, roots and other vegetation on a property, placement of required tree protection measures, and installation of soil erosion and sedimentation controls and may include installation of stormwater systems and facilities.

**Green:** A type of public space that meets the minimum standards as listed in the Unified Development Ordinance (UDO) Design Guidelines, Public Spaces.

**Green Roof:** A type of public space that meets the minimum standards as listed in the Unified Development Ordinance (UDO) Design Guidelines, Public Spaces.

**Greenway Trail:** A type of public space that meets the applicable standards of such use provided in Title 3, Chapters 360 and 900 and is designed in general conformity with Gwinnett County Open Space and Greenway Master Plan.

**Group Personal Care Home:** See "Personal Care Home, Group".

**Gross Floor Area (GFA):** See "Building Space, Gross."

**Grubbing:** The removal of stumps or roots from a property.

**Hard-Surfaced Area or All-Weather Surface:** An area which has been paved with concrete, asphalt, or similar approved paving surface; or an area which has been compacted and covered with gravel and confined by landscaping timbers, railroad cross-ties, concrete curbing, or masonry or rock walls.

**Hazardous Waste:** Solid or liquid waste material resulting from the manufacture or use of pesticides or drugs (other than normal household use); pathological wastes; highly flammable or explosive wastes; toxic wastes; sewage sludge; or other waste material that may be a hazard to the public health, safety, or environment.

**Height, Building:** The vertical distance from average grade to the average height of the highest roof surface.

**Height, Tower:** When referring to a tower shall mean the distance measured from ground level to the highest point on the tower structure or appurtenance.

**Highest Adjacent Grade:** The highest natural (original) elevation of the ground surface, prior to construction, next to the proposed foundation of a structure.

**Historic Structure:** Any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or
- C. Individually listed on a State of Georgia inventory of historic places and determined as eligible by Georgia Department of Natural Resources/State Historic Preservation Office/Historic Preservation Division

**Hobby Breeding:** Owning an animal that is considered to be a pet, which is registered with a national registry for the breed, in order to breed the animal to preserve and further the respective breed with regard to physical and temperamental soundness and in conformance with official breed standards.

**Holding Tank Waste:** Any waste or wastewater from holding tanks such as vessels, chemical toilets, campers, trailers, septic tanks, and vacuum pump trucks used to store, treat, or transport waste or wastewater.

**Home Occupation:** An occupation carried on within a dwelling unit for gain or support, meeting the requirements of Title 2.

**Homeowners Association (HOA):** See Property Owners Association.

**Hospice:** A public agency or private organization or unit of either providing to persons terminally ill and to their families, regardless of ability to pay, a centrally administered and autonomous continuum of palliative and supportive care, directed and coordinated by the hospice care team primarily in the patient's home but also on an outpatient and short-term inpatient basis and which is classified as a hospice by the Georgia Department of Human Services. (Source: Georgia Department of Human Services)

**Hotspot:** An area where the use of the land has the potential to generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater or to violate water quality standards.

**House Location Plan (HLP):** A drawing showing lot information and all improvements, as outlined in Title 3.

**Impervious Cover or Impervious Surface:**

- A. A surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil including, but are not limited to, rooftops, buildings, streets and roads, and any concrete or asphalt surface.
- B. As used when referring to the Chattahoochee River Corridor, *Metropolitan River Protection Act*. Any paved, hardened, or structural surface, including but not limited to, buildings, dams, decks, driveways, parking areas, patios, streets, swimming pools, tennis courts, walkways, or other structures.

**Industrialized Building:** Any structure or component thereof which is designed and constructed in compliance with the state minimum standards codes and is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof. See Rule 110-2-1-.01.

**Industrialized Building, Residential:** An industrialized building that is a dwelling unit designed and constructed in compliance with the Georgia State Minimum Standard One and Two Family Dwelling Code which is wholly or in substantial part, made, fabricated, formed, or assembled in a manufacturing facility and cannot be inspected at the installation site without disassembly, damage to, or destruction thereof. Any such structure shall not contain a

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permanent metal chassis and shall be affixed to permanent load-bearing foundation. The term shall not include manufactured homes as defined by the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq.

**Inert Waste Landfill:** For the definition, refer to the Georgia Department of Natural Resources, Environmental Protection Division Rules and Regulations, Solid Waste Management.

**Invasive Exotic Plant:** A plant that is able to proliferate and aggressively alter or displace indigenous biological communities.

**Junk Vehicle:** Any vehicle, automobile, truck, van, trailer of any kind or type, or contrivance or part thereof which is wrecked, dismantled, partially dismantled, stripped, partially stripped, inoperative, abandoned, discarded, or kept parked, stored, or maintained on any premises or public right-of-way without a current license plate and/or decal displayed on the vehicle.

**Lakes, Existing and Proposed:** An inland body of water fed by springs, creeks and surrounding runoff which has a surface area in excess of two acres of water measured at outflow structure elevation. An existing lake is a body of water, formed by a natural or man-made dam, which is not increased as a result of development by more than 25 percent. A proposed lake is a body of water which is created by a developer or is an existing lake which realizes an increase of 25 percent or more as a result of development. Any body of water which has a surface area of two acres or less measured at outflow structure elevation shall be considered floodplain for the purpose of calculating required open space.

**Land Development Activity:** See "Development".

**Land Disturbance:** Any activity that comprise, facilitate, or result in land disturbance, and which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, clearing, and grubbing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices. Each clearing, clearing, and grubbing, grading, or development permit shall include the required erosion and sediment control measures and practices.

**Land Disturbance Activity:** See "Land Disturbance."

**Land Disturbance Permit:** Any permit other than a Building Permit issued by Gwinnett County that authorizes clearing or grading activities and any activity that comprises a site or portion of a site. Said permit may be a Clearing, Clearing and Grubbing, a Grading, or Development Permit as defined and authorized herein.

**Landfill:** A method of disposing of waste on land by placing an earth cover thereon. The term "landfill" shall include Construction and Demolition Debris Landfill, Hazardous Waste Landfill, Industrial Waste Landfill, Inert Waste Landfill, Monofill, Municipal Solid Waste Landfill and Private Industry Landfill. The term "landfill" shall not include approved on-site disposal of inert waste at a building, land disturbing, or development site.

**Landfill, Construction and Demolition Waste:** A landfill in which construction/demolition waste is disposed. Construction/ demolition waste means waste building materials and rubble resulting from construction, remodeling, repair and demolition operations on pavements, houses, commercial buildings, and other structures. Such wastes include, but are not limited to, asbestos containing waste, wood, bricks, metal, concrete, wallboard, paper, cardboard, inert waste landfill material and other non-putrescible wastes which have a low potential for groundwater contamination.

**Landfill, Industrial Waste:** A commercially-operated landfill for the disposal of solid waste generated by manufacturing or industrial processes or operations that is not a hazardous waste regulated by the U.S. EPA or the *Georgia Hazardous Waste Management Act*. Such waste includes, but is not limited to, waste resulting from the following manufacturing processes; electric power generation; fertilizer and agricultural chemicals; food and related products and by-products; inorganic chemicals; iron and steel products; leather and leather products; nonferrous metal and foundry products; organic chemicals; plastics and resins; pulp and paper; rubber and



miscellaneous plastic products; stone, glass, clay and concrete products; textiles; transportation equipment; or water treatment. This term does not include mining waste or oil and gas waste.

**Landfill, Inert Waste:** A landfill accepting only wastes that will not or are not likely to cause production of leachate of environmental concern. Such wastes are limited to earth and earth-like products, concrete, cured asphalt, rock, bricks, yard trash, stumps, limbs, and leaves. This definition excludes other types of industrial and demolition waste not specifically listed above.

**Landfill, Monofil:** A method of solid waste disposal that involves the landfilling of one waste type or wastes having very similar characteristics in a segregated trench or area which is physically separated from dissimilar or incompatible waste. Solid waste means any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded material including solid, semi-solid, or contained gaseous material resulting from industrial, commercial, mining and agricultural operations and community activities, but does not include recovered materials; solid dissolved materials in domestic sewage; solid or dissolved materials in irrigation return flows or industrial discharges that are point sources subject to permit under 33 U.S.C. Section 1342; or source, special nuclear, or by-product material as defined by the federal *Atomic Energy Act* of 1954, as amended.

**Landfill, Municipal Solid Waste:** A disposal facility where any amount of municipal solid waste, whether or not mixed with or including commercial waste, industrial waste, nonhazardous sludges, or small quantity generator hazardous waste, is disposed of by means of placing an approved cover thereon. See "Municipal Solid Waste".

**Landfill, Private Industry:** A landfill which is operated exclusively by and for a private solid waste generator for the purpose of accepting solid waste generated exclusively by said private solid waste generator.

**Landscape Strip:** Land area required to be set aside and used for landscaping upon which only limited encroachments are authorized.

**Lawful Occupant, Collection Bin:** The occupant, or occupant's legal representative, of real property, other than the Site Host, via a lease, rental agreement, or other instrument, who has the right to control and manage the maintenance and upkeep of the real property upon which a collection bin within unincorporated Gwinnett County is located or maintained.

**LED:** A light-emitting diode (LED) which is a solid-state semiconductor device that converts electrical energy directly into a discrete color of light.

**Livestock:** Cattle, horses, donkeys, mules, goats, sheep, swine, and other hooved animals; poultry, ducks, geese, pigeons, peacocks, and other live fowl; and fur or hide-bearing animals; whether owned or kept for pleasure, utility, or sale. The term livestock shall not include small species of pigs, cage birds or rabbits kept within a dwelling as a household pet.

**Live/Work Unit:** A dwelling in which a significant portion of the space includes a non-residential use that is operated by the tenant.

**Lobby:** A lobby is a public internal waiting area at or near the entrance of a building. A lobby may include a variety of uses but is limited to contiguous open area and shall not include separated space for public uses such as restrooms or offices.

**Lot:** A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

**Lot of Record:** A lot or parcel of land which existed as a single parcel of ownership, recorded as such in its entirety and present boundaries with the Clerk of Superior Court prior to June 2, 1970, or which is shown in its entirety and present boundaries on a Final Plat or Exemption Plat duly approved under these or any previously applicable regulations providing for the subdivision of land in Gwinnett County and recorded with the Clerk of Superior Court of Gwinnett County.

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**Lot, Corner:** A lot or parcel of land abutting on two or more streets at their intersection or on two parts of the same street forming an interior angle of less than 135 degrees.

**Lot, Double Frontage:** A lot other than a corner lot abutting upon two or more streets.

**Lot Line:** A line dividing one lot from another, or from a street or any public space.

**Lot, Stormwater Facility:** A lot designed for the principal use of containing a stormwater treatment facility.

**Lot, Through:** A lot having frontage on two streets that are approximately parallel.

**Lot Width:** The horizontal distance between the side lines of a lot measured at the minimum required front building setback line.

**Lot Width (Cul-de-sac):** For a lot having the majority of its frontage on a cul-de-sac, the lot width shall be measured as described in Section 230-40.2.

**Maintenance:** The act of keeping property, structures, or vegetation in a proper condition so as to prevent their decline, failure, or uncontrolled growth.

**Major Thoroughfare:** Any public street, existing or proposed, which is shown on the Gwinnett County Long Range Road Classification Map.

**Management:** As used in Title 2 in reference to Shelters, the board of trustees, the partnership, the corporation, the association, or the person or group of persons who maintains and controls the shelter and who is legally responsible for the operation of the shelter.

**Manager:** As used in Title 2 in reference to Shelters, the adult person designated by the management as responsible for the day-to-day operation, administration and/or supervision of the shelter. The manager or other responsible person shall be capable of operating the shelter in accordance with this article.

**Manufactured Home:** As defined in Georgia Law.

**Manufactured Home Park:** A manufactured home park is a parcel of land that has been planned and improved for the placement of manufactured homes for non-transient use.

**Massing:** The exterior form of a building, a structure or a series of buildings seen as a whole, encompassing bulk, shape, height, width, scale, proportion, and the spatial relationships of buildings, landscaping, and open space.

**Mean Sea Level (MSL):** The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this Ordinance, the term is synonymous with National Geodetic Vertical Datum (NGVD) and/or North American Vertical Datum (NAVD) of 1988.

**Metropolitan River Protection Act:** A state law which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

**Microbrewery:** A small scale establishment in which craft beer or malt beverages are manufactured or brewed. Microbreweries may sell to the public through wholesalers or directly to the consumer through carry-out package and/or on-site tap-room or tasting room sales.

**Microdistillery:** A small scale establishment in which distilled spirits are manufactured. Microdistilleries may sell to the public through wholesalers or directly to the consumer through carry-out package and/or on-site tasting room sales.

**Mitigation Bank:** A property that has been protected in perpetuity, and approved by the county expressly for the purpose of providing compensatory mitigation in advance of authorized impacts through the restoration, creation, and/or enhancement of stream buffers or water quality, and in exceptional circumstances, preservation of adjacent stream buffers, and/or other resources contributing toward the proper function of a stream buffer or water quality, or property that is utilized to implement other types of activities that restore, enhance, and protect stream buffer functions or water quality within Gwinnett County.

**Mitigation Credit:** A unit of value generally equivalent to one acre of created or restored functioning stream buffer.

**Mitigation, Stream Buffer:** An action taken to avoid, minimize, rectify, reduce, compensate, or monitor the negative impacts of development on a protected stream buffer.

**Mitigation Plan:** A written document developed based on the criteria in the Gwinnett County Stream Buffer Mitigation Bank procedures guide, a chapter of the Gwinnett County Stormwater Management Manual, and supplemented with graphics (including as-built drawings), that describes in detail the implemented mitigation site, the goals established for the project, how it was implemented, how it will be monitored, the amount of mitigation in the site (credits, acres, etc.), and the criteria by which its success will be determined.

**Mixed-Use Development:** Development of a single building or, a single parcel or multiple parcels to contain two or more of the following types of uses in a master planned project: residential, retail/commercial, or office. Mixed uses shall be combined vertically or horizontally within the same building.

**Mobile Food Service Unit:** A food service establishment that is readily moveable, is a motorized wheeled vehicle, or is a towed wheeled vehicle and that is designed and equipped to prepare and serve food as defined by state law and in accordance with the rules and regulations for food service of the Gwinnett Board of Health.

**Mobile Home:** A structure, transportable in one or more sections, as defined in Georgia Law. See also the definition for Manufactured Home.

**Modification:** A type of administrative appeal that may be granted by the Director only where specifically authorized in this Ordinance.

**Modular Home:** See "Industrialized Building, Residential."

**Modulation:** The rhythmic variation in the massing and fenestration of a building that divides its roofline and facade into small harmonious components that create visual interest, as distinct from the appearance of a large building with a featureless facade built on a single plane with a single roof line. Modulations of a facade should break the vertical plane with variations that are at least 2 feet in depth, measured from the forward plane of the façade. See Unified Development Ordinance (UDO) Design Guidelines, General Design.

**Motor Vehicle:** A self-propelled device used for transportation of people and goods over land surfaces and licensed as a motor vehicle.

**Municipal Solid Waste:** For the definition, refer to the Georgia Department of Natural Resources, Environmental Protection Division Rules and Regulations, Solid Waste Management.

**Multi-Use Path:** A type of public space that meets the minimum standards as listed in the Unified Development Ordinance (UDO) Design Guidelines, Public Spaces.

**National Geodetic Vertical Datum (NGVD):** As corrected in 1929, the vertical control used as a reference for establishing varying elevations within the floodplain.

**National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit:** A permit issued by the Georgia EPD under authority delegated pursuant to 33 USC § 1342(b) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

**Native Plant:** A plant that occurs naturally in a particular region, state, ecosystem, and habitat without direct or indirect human actions (Federal Native Plant Conservation Committee, 1994).

**Natural Area:** An area of land or water that has substantially retained its innate character and functions as a habitat for plant and animal life.

**Natural Ground Surface:** The ground surface in its original state before any grading, excavation, or filling.

**Nephelometric Turbidity Units (NTUs):** Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloiddally dispersed particles are present.

**New Construction:** Any structure under construction, including improvements to any structure on or after the effective date of this Ordinance and includes any subsequent improvements to the structure.

**Nonconforming Characteristic(s) of Building or Structure:** A building or structure, legally existing on the effective date of this Ordinance, but which fails to comply with one or more of the regulations adopted under the terms of this Ordinance which are applicable to said building or structure, including, but not limited to, setbacks, lot frontage, lot area, building height, off street parking or loading, buffers, landscaping or any other applicable development regulation.

**Nonconforming Lot:** A lot of record that does not comply with the current requirements of this Ordinance.

**Nonconforming Lot, Legal:** A lot of record that does not comply with the current requirements of this Ordinance, but was lawfully established prior to the adoption, revision, or amendment of the requirements in this Ordinance making the lot of record, structure, or use non-compliant.

**Nonconforming Use of Land, or Nonconforming Use of Land and Buildings(s), or Nonconforming Use of Land and Structure(s):** A use of land and building(s) or a use of land and structure(s), in combination, legally existing on the effective date of this Ordinance, but that is not an authorized use of land and building(s) or land and structure(s), in combination, under the terms of this Ordinance in the district in which such use is located.

**North American Vertical Datum (NAVD) of 1988:** A vertical control used as a reference for establishing varying elevations within the floodplain.

**Nursing Home:** A State licensed facility which admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision; it maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the home; and otherwise complies with the rules and regulations of the Georgia Department of Community Health. (Source: Georgia Department of Community Health11-8-56)

**Occupancy:** The purpose for which a building is utilized or occupied.

**Occupant:** Any individual living or sleeping in a building or having possession of a space within a building.

**Occupiable Space:** Enclosed space designed and constructed for human occupancy and equipped with means of egress, and light and ventilation facilities in accordance with the applicable codes. Occupiable space does not include space used exclusively for unheated storage or vehicle parking.

**Office Park:** A development on a tract of land that contains a number of separate office buildings, supporting uses and open space designed, planned, constructed, and managed on an integrated and coordinated basis.

**Open Dump:** A disposal facility in which solid waste from one or more sources is consolidated and left to decompose, burn, or to otherwise create a threat to human health or the environment.

**Open Space:**

- A. A parcel or area of land set aside, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants and their guests of land adjoining or neighboring such open space. At least 50 percent of the required open space within a development required in Title 2 of this UDO shall be usable open space. Such space shall include a combination of planted areas, fountains, community gardens, parks, plazas, amenity areas, trails, dog parks, and hardscape elements related to sidewalks and plazas, and similar features which are located on private property.

- B. A parcel of land located within the Big Haynes Creek Watershed Protection Area set aside, designated, and reserved which shall remain in its natural state, undisturbed, and unoccupied by any structures or impervious surfaces.

**Operator:** The party or parties that have:

- A. Operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or,
- B. Day-to-day operational control of those activities that are necessary to ensure compliance with the stormwater pollution prevention plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the erosion, sedimentation, and pollution control plan or to comply with other permit conditions.

**Outdoor Storage:** The keeping outdoors of any goods, materials, merchandise, equipment, or vehicles in the same place for more than twenty-four hours whether for storage, display, processing, or sale. Outdoor storage shall include portable moving or storage containers and tractor trailers.

**Outdoor Display and Sales of Merchandise:** The placement of goods, materials, merchandise, or equipment for sale, rental, or lease in a location not enclosed by structure consisting of walls and roof. "Outdoor display" shall not mean yard sales or vehicle sales lots.

**Outdoor Seating Area:** An area intended and approved for use by customers outside of an establishment such as a restaurant. The term includes areas for people to gather whether or not actual seating is provided.

**Outfall:** The location where stormwater in a discernible, confined, and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

**Overbank Flood Protection:** Measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain), and that are intended to protect downstream properties from flooding for the 2-year through 25-year frequency storm events.

**Owner:** An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

**Parcel:** A designated lot, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

**Parking, Bicycle:** An area in a parking lot or along a sidewalk that is designed and marked for the purpose of securing bicycles in an upright fashion, using a locker or open framework that is permanently attached to the ground and providing secure anchorage for two or more bicycles.

**Parking, Lot:** A surface parking lot, not including decked parking garages or underground parking structures.

**Parking, On-street:** Areas along curbs of a street that are authorized for temporary parking of automobiles belonging to owners, tenants, customers, or visitors of adjacent or nearby properties.

**Parking Spaces, Handicapped Accessible:** A parking space reserved for drivers of a standard vehicle with a handicapped accessibility tag visible in the car.

**Parking Spaces, Van Accessible:** A parking space reserved for drivers of a van with a handicapped accessibility tag visible in the car.

**Parking, Surplus:** Parking provided in excess of the maximum allowance for a specific use and intended to be used on an irregular basis during periods of peak activity.

**Parking, Structure:** Floors placed above-ground or underground in a structure designed principally for the parking and circulation of motor vehicles that includes a roof and/or more than one level. A parking structure may be

either freestanding or incorporated in one structure along with other uses, such as office, residential or commercial uses.

**Parkway:** A divided or undivided classified roadway, including:

- A. University Parkway (GA. Hwy. 316).
- B. Grayson Parkway (GA. Hwy. 84).
- C. Ronald Reagan Parkway.
- D. Sugarloaf Parkway.
- E. Hamilton Mill Parkway.
- F. Riverside Parkway.
- G. Northbrook Parkway.
- H. Lakes Parkway.
- I. Any other such road as identified by the Gwinnett County Department of Transportation.

**Patio:** A level area covered by a hard surface, directly adjacent to a principal building at or within three feet of the finished grade and not covered by a permanent roof.

**Pedestrian Way:** A right-of-way within a block dedicated to public use, intended primarily for pedestrians and from which motor propelled vehicles are excluded.

**Permit:** Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law but not allowed by such authorization.

**Permittee, Collection Bin:** Any person, organization, or other entity issued a permit to place and maintain a collection bin in unincorporated Gwinnett County.

**Person:** Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State of Georgia, interstate body or any other legal entity.

**Personal Care Home:** A building(s) in which housing, meals, personal assistance services, and twenty-four-hour continuous watchful oversight are provided, and which facility is licensed or permitted by the State of Georgia. This includes all residential child caring and adult group home facilities recognized by the State of Georgia. The term "personal care home" shall not include a "child care institution," "transitional housing," a "rehabilitation housing facility," a "rooming house," or a "boarding house." "Personal care home" includes a "community living arrangement," which is an establishment licensed by the State of Georgia and providing a residence for adults receiving care for mental health, development disabilities, and/or daily living needs.

**Personal Care Home, Congregate:** A State licensed Personal Care Home that offers care to 16 or more residents.

**Personal Care Home, Family:** A State licensed personal care home that offers care to two (2) to six (6) residents.

**Personal Care Home, Group:** A State licensed personal care home that offers care to seven (7) to fifteen (15) residents.

**Pervious Paving:** Materials used for surfacing parking lots and driveways such as porous concrete or modular porous paver systems that are designed to allow infiltration of stormwater and are consistent with Stormwater BMPs. Pervious paving areas are not considered as impervious surface areas for the purpose of calculating impervious surface coverage.

**Petroleum Products Recycling Center, Accessory:** A facility storing, reclaiming, or containing used petroleum products which is accessory to an automotive service establishment, industrial establishment, or similar use.

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**Pet (Household Pet):** A domesticated animal such as a dog, cat, common cage bird, rodent, rabbit, ferret, or aquarium-kept fish, reptile, amphibian, or turtle, which is traditionally kept in the home for companionship or pleasure rather than for utility or commercial purposes. This term specifically excludes livestock and wild animals.

**Phase or Phased:** Subparts or segments of construction projects where the subpart or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

**Planned Commercial/Office/Industrial Development:** A contiguous area or subdivision of land, planned and maintained as a single entity and containing one or more structures to accommodate retail, service, commercial, office or industrial uses, or a combination of such uses, and appurtenant common areas and accessory uses incidental to the predominant uses (i.e., office park, shopping center, industrial park).

**Planning Commission:** The Municipal-Gwinnett County Planning Commission.

**Plat:** A map indicating the subdivision, resubdivision, or recombination of land.

**Plaza:** A type of public space that meets the minimum standards as listed in the Unified Development Ordinance (UDO) Design Guidelines, Public Spaces.

**Pocket Park:** A type of public space that meets the minimum standards as listed in the Unified Development Ordinance (UDO) Design Guidelines, Public Spaces.

**Porch:** A permanent outdoor structure, consisting of a floor surface, including stairs, when present, that is attached to a building and covered by a permanent roof. The porch may be unenclosed or enclosed, but not heated.

**Preexisting Towers and Antennas:** Structures as set forth in Section 98.21 D of this Ordinance.

**Premises:** Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

**Primary Conservation Area:** The category of common area as defined in Title 2 for Open Space Conservation Subdivisions.

**Principal Building:** A building built to fulfill the primary or predominant purpose for which a lot is occupied and/or used.

**Principal Occupant:** A building tenant who occupies a minimum of 25 percent of the floor space of a specific building that is available for occupancy.

**Principal Use:** The primary or predominant purpose for which a lot or building is occupied and/or used.

**Private Deed Restrictions or Covenants:** Private deed restrictions or covenants are imposed on land by private land owners. They bind and restrict the land in the hands of present owners and subsequent purchasers. They are enforced only by the land owners involved and not by any county or other public agency.

**Project:** A principal building or structure, or group of buildings or structures, planned and designed as an interdependent unit together with all accessory uses or structures, utilities, stormwater infrastructure, access, and circulation facilities, whether built in whole or in phases regardless of the size of the area of land to be disturbed. Examples include: a principal building on a lot, a residential subdivision, a multi-family development, a shopping center, or an office park.

**Project Access Improvement:** Any improvement or facility that is planned and designed to provide service or access for a particular project and which is necessary for the use and convenience of the occupants or users of the project and is not a System Improvement. A Project Access Improvement includes but is not limited to: pedestrian access improvements; site driveways; new streets; median cuts; right turn lanes, left turn lanes, acceleration lanes, and deceleration lanes made necessary to serve site driveways or new streets leading to or from the project; traffic control measures made necessary to serve site driveways or new streets; intersection improvements whose

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primary purpose at the time of construction is to provide access to the Project; and, necessary right-of-way dedications required for any Project Access Improvement.

**Property:** Any unimproved or improved residential or non-residential real property or portion thereof, situated in unincorporated Gwinnett County, including the buildings or structures located on the real property regardless of condition.

**Property Owners Association:** A community association, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities including homeowners associations.

**Protection Area or Stream Protection Area:** With respect to a stream, the combined areas of all required buffers and setbacks applicable to such stream.

**Public Space:** Certain types of developed land held in perpetual common or public ownership for the collective use of multiple property owners, maintained and made accessible for public use. Public spaces shall be defined as common area and regulated by this Ordinance, provided they are designed in general conformity with the applicable [Unified Development Ordinance (UDO) Design Guidelines] and owned by a public entity, homeowners' association, or property owners' association. See also the terms "pocket park", "green", "square", "plaza", "courtyard", "pedestrian way", and "greenway".

**Public Water Supply:** A water supply system, including any source, intake, treatment, storage, transmission, or distribution, that is intended to provide the public with potable, piped water.

**Putrescible Wastes:** Wastes that are capable of being decomposed by microorganisms. Examples of putrescible wastes include, but are not necessarily limited to, kitchen wastes, animal manure, offal, hatchery and poultry processing plant wastes and garbage.

**Record Drawing:** A survey or other drawing based on a field survey which shows existing features or components and horizontal or vertical information (grades or location of improvements).

**Recovered Materials Processing Facility:** Any facility utilized for the purpose of collecting, sorting, processing, or shipping of household, commercial or industrial waste materials to be recycled. Such facilities may also engage in the recovery of raw materials, or process recovered materials into new semi-refined or finished products.

**Recycling Collection Center:** A facility for the drop-off and temporary holding of materials such as paper, cardboard, glass, metal, plastic, batteries, and motor oil. Processing of materials is limited to glass breaking and separation. Recycling materials are not sold to a recycling drop-off center. A recycling drop-off center is intended for household or consumer use. Use by commercial or industrial establishments is not included. Unattended drop-off stations for single materials, such as newsprint, are also not included.

**Recycling Collection Point, Accessory:** A passive drop-off point for the collection of household consumer recyclables; including plastic containers, glass bottles, newspaper and magazines, and aluminum and steel cans, when such use is incidental to a shopping center, church, school, government building, multi-family residential development or waste disposal facility.

**Recreational Vehicle:** A vehicle which is:

- A. Built on a single chassis;
- B. 400 square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by light duty truck; and,
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Redevelopment:** Development on a previously developed site; but excludes ordinary maintenance activities, remodeling of existing building interiors, resurfacing of paved areas, and exterior building changes or



improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

**Reduced Pressure Principle Backflow Prevention Assembly:** An assembly containing two independently acting approved check valves together with a hydraulically operating, mechanically independent pressure differential relief valve located between the check valves and at the same time below the first check valve. The unit shall include properly located resilient seated test cocks and tightly closing resilient seated shutoff valves at each end of the assembly. This assembly is designed to protect against a non-health (i.e. pollutant) or a health hazard (i.e. contaminant). This device shall be permitted to be installed where subject to continuous pressure conditions.

**Regional Stormwater Management Facility:** Controls designed to manage stormwater runoff from multiple projects and/or properties which discharge into the same watershed allowing the reduction or elimination for required on-site controls.

**Repetitive Loss:** Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals, or exceeds 25 percent of the market value of the structure before the damage occurred.

**Resident:** As used in this Ordinance in reference to Shelters. Any person residing in a residential shelter and receiving services who is not related within the third degree of consanguinity to the person to whom the permit has been issued.

**Responsible Party:** In the context of enforcement procedures, a person (as defined above) who is alleged to have committed, caused, continued, or created a violation of the terms, requirements, regulations, or provisions of this Ordinance whether as a direct act, through lack of action or neglect, or at the direction of or on behalf of others. A responsible party may be the owner of a premises where a violation has occurred; an occupant whether through ownership, lease, or other tenancy; a contractor, builder, or developer; an agent of or person otherwise acting on behalf of the aforementioned parties; or other person acting in violation of this Ordinance.

**Retaining Wall:** A structure that is constructed between lands of different elevations to stabilize the surfaces, prevent erosion, and/or protect structures.

**Retirement Community (Continuing Care):** A managed residential facility for elderly adults that allows residents to age in one community, with on-site access to healthcare services and a transition to greater levels of care over time. These facilities provide distinct levels of care: independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care. As resident's health needs increase, they transition from one level to the next, all within the same community.

**Retirement Community (Independent Living):** A managed housing complex designed for older adults who are generally able to live independently and care for themselves. Limited or no personal or healthcare services are offered; however, activities and socialization opportunities may be provided.

**Riparian:** Belonging or related to the bank of a river, stream, lake, pond, or impoundment.

**Road:** See "Street, Public".

**Road Frontage:** The distance on which a parcel of land adjoins a public street or public road right-of-way dedicated to and accepted by the county for vehicular traffic or over which the county may hold a prescriptive easement for public access and including designated and numbered U.S. and state highways.

**Roadway:** The paved portion of a street from back of curb to back of curb (or edge to edge of pavement for streets not having curbs) but excluding driveway aprons, bridges, and large single and multi-cell culverts which in a hydrologic sense can be considered to function as a bridge.

**Roadway Stormwater Infrastructure:** A device such as a bridge, culvert, or ditch, composed of a virtually non-erodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by

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intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

**Rubbish:** Discarded waste paper, cartons, boxes, wood, tree branches, yard trimmings, furniture, appliances, metals, cans, glass, crockery, dunnage, and/or similar materials.

**Salvage Operation and/or Junk Yard:** Property used for outdoor storage, keeping, abandonment, sale, or resale of junk including scrap metal, rags, paper, or other scrap materials, used lumber, tires, batteries, salvage building wrecking and structural steel materials and equipment, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

**Sanitary Sewer:** A separate underground carriage system specifically for transporting sewage from houses and commercial buildings to treatment or disposal. Sanitary sewers serving industrial areas also carry industrial wastewater.

**Scenic Views:** Those geographic areas containing visually significant or unique natural features, as identified in the Gwinnett County Unified Plan.

**Scrap Tire Processing Plant:** A facility which grinds, shreds, chops, or otherwise processes scrap tires for secondary use.

**Screening:** A method of shielding or obscuring one abutting or nearby structure or use from another by opaque fencing, walls, berms, densely planted vegetation, or the like.

**Secondary Conservation Area:** This category of common area as defined in Title 2 for Open Space Conservation Subdivisions.

**Sediment:** Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, ice, or gravity as a product of erosion.

**Sedimentation:** The process by which eroded material is transported and deposited by the action of water, wind, ice, or gravity.

**Setback, Stream:** With respect to a stream, the area extending beyond any buffer applicable to the stream.

**Sewage:** Human excrement and gray water. Gray water includes household showers, dishwashing operations, etc.

**Sewer or Sewer Line:** Any pipe or conduit used to collect and carry away sewage from the generating source to the treatment plant and other facilities.

**Sewer System:** All public sanitary sewer facilities for wastewater collection and treatment and other support facilities required for system operation.

**Sheet Flow:** Diffused water running overland to a defined watercourse.

**Shelter, Emergency or Residential:** A nonprofit institutional use, comprised of a building, institutional in nature, which provides overnight shelter, sleeping accommodations, and services, and not otherwise mandated by the state government for related or nonrelated individuals for a period of time not to exceed 15 hours every 24 hours. Stay of the individuals is presumed to be of a temporary nature.

**Shrub:** A woody plant that is never tree-like in growth habit and produces branches or shoots from or near the base.

**Site Host, Collection Bin:** Any owner of real property within unincorporated Gwinnett County upon which a collection bin is located and maintained.

**Site Work:** Development activity to prepare a property for construction of buildings or finished structures, including clearing, grubbing, grading, and installation of soil sedimentation and erosion control facilities.

**Solid Waste:** Putrescible and non-putrescible wastes, except water-carried body waste, and shall include garbage, rubbish, ashes, street refuse, dead animals, sewage sludges, animal manures, industrial wastes, abandoned automobiles, dredging wastes, construction wastes, hazardous wastes and any other waste material in a solid or semi-solid state not otherwise defined in these regulations.

**Solid Waste Transfer Station:** Any facility which collects, consolidates, and ships solid waste to a disposal facility or processing operation.

**Special Flood Hazard Area:** The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. This includes all floodplain and flood prone areas at or below the base flood elevation (including A, A1-30, A-99, AE, AO, AH, and AR on the FHBM or the FIRM), all floodplain and flood prone areas at or below the future conditions flood elevation, and all other flood prone areas as referenced in Section 700-10. All streams with a drainage area of 100 acres or greater shall have the area of special flood hazard delineated. In the absence of official designation by the Federal Emergency Management Agency, Special Flood Hazard Areas shall be those designated by the local community and referenced in Section 700-10.

**Special Use:** A "Special Use" is a use listed in Chapter 210 of the Unified Development Ordinance as being permitted if it meets stated conditions and is approved by the Board of Commissioners of Gwinnett County.

**Square:** A type of public space that meets the minimum standards as listed in the Unified Development Ordinance (UDO) Design Guidelines, Public Spaces.

**State Waters:** Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, stormwater facilities, springs, wells, and other bodies of surface or subsurface water, natural and artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation per Georgia Law.

**Stop Work Order:** An order to cease and desist building, development, and land disturbing that is issued by the Department of Planning and Development pursuant to the requirements of this Ordinance and the Gwinnett County Construction Code.

**Stormwater:** Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation, but which also includes:

- A. Water from those sources described in Chapter 800; and/or
- B. Any discharge permitted under NPDES permit or order issued to the discharger and administered under the authority of the State and the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the county separate storm sewer system.

**Stormwater Facilities and Systems:** See "Stormwater Infrastructure."

**Stormwater Infrastructure:** A device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, stormwater infrastructure control, or flood control purposes.

**Stormwater Infrastructure Improvements:** Those facilities and structures intended to control and direct the passage of stormwater and other surface water flows from and across a property; including, but not limited to, swales and ditches, cross drains, and other piping systems, catch basins, stormwater management facilities, and velocity dissipation devices.

**Stormwater Management:** The collection, conveyance, storage, treatment, and disposal of stormwater runoff in a manner intended to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety, and general welfare.

**Stormwater Runoff:** The flow of surface water resulting from precipitation.

**Story:** Occupiable space of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters. A bonus room constructed above a garage serving a single-family residence does not constitute a story.

**Story, Above Average Grade:** Any story having its finished floor surface entirely above average grade, or in which the finished surface of the floor next above is:

- A. More than 6 feet above average grade; or
- B. More than 12 feet above the finished ground level at any point.

**Stream:** Any watercourse, beginning at:

- A. The location where the normal stream flow has wrested the vegetation. The normal stream flow is any flow that consists solely of base flow or consists of both base flow and direct runoff during any period of the year. Base flow results from the groundwater that enters the stream channel through the soil. This includes spring flows into streams. Direct runoff is the water entering stream channels promptly after rainfall or snow melts; or
- B. A point in the stream channel with a drainage area of 20 acres or more; or
- C. Where evidence indicates the presence of a stream in a drainage area of other than 20 acres.

**Stream Bank:** The confining cut of a stream channel.

**Stream Channel:** The portion of a watercourse that contains the base flow of the stream.

**Stream Protection Area:** The combined areas of all required buffers and setbacks applicable to such stream.

**Streamer:** Any long, narrow flag, banner, tinsel or roping which is hung or strung from any structure to another structure or the ground.

**Stream, Perennial:** A watercourse having a source, terminus, banks, and channel through which water flows on a continuous basis as depicted on the most recent United States Geological Survey 7.5-minute quadrangle map (scale 1:24,000).

**Street:** A thoroughfare that affords the principal means of access to abutting property. This includes streets, roads, highways, avenues, alleys, sidewalks and other public places or ways.

**Street, Arterial:** A Principal Arterial, Major Arterial, or Minor Arterial street as defined and designated in the Gwinnett County Unified Plan.

**Street, Collector:** A street shown as such in the Gwinnett County Unified Plan, which is on file in the office of the Gwinnett County Department of Planning and Development. The primary purpose of a Collector Street is to collect and distribute traffic between the Local Streets and the Major and Minor Arterial Streets and to provide access to adjacent properties.

**Street, Cul-de-Sac:** A street having one end open to traffic and being permanently terminated within the development by a vehicular turnaround. For the purpose of designation, a cul-de-sac street shall be interpreted to begin at the intersection of two or more streets nearest to the vehicular turnaround.

**Street, Local Non-Residential:** A surface street intended primarily to provide local access to adjacent existing or planned commercial or industrial development and not for through traffic.

**Street, Local Residential:** A surface street intended primarily to provide local access to adjacent residential development and not for through traffic.

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**Street, Major Arterial:** A street shown as such in the Gwinnett County Unified Plan, which is on file in the office of the Gwinnett County Department of Planning and Development. The primary purpose of a Major Arterial Street is to carry longer trip length segments and larger volumes of traffic to, from and through the County.

**Street, Major Intersection:** The intersection of two or more public streets in which at least one of the streets is an arterial or major collector as designated by the Gwinnett County Unified Plan.

**Street, Marginal Access:** A local street which is parallel to and adjacent to a major thoroughfare and which provides access to adjacent properties and protection from through traffic.

**Street, Minor Arterial:** A street shown as such in the Gwinnett County Unified Plan, which is on file in the office of the Gwinnett County Department of Planning and Development. The primary purpose of a Minor Arterial Street is to carry medium length trip segments and moderate volumes of traffic to, from and through the County.

**Street, Minor Collector:** A through street having the primary function of connecting subdivisions or other areas to Major Collector streets or other major thoroughfares or functioning as a central route within a subdivision channeling traffic from the local streets to an abutting major thoroughfare or another Minor Collector street. For the purposes of this ordinance, a central but non-through route within a subdivision or other project will be considered as a Minor Collector, if the Average Daily Traffic generated by the development on the route will exceed 2000 trips.

**Street, Principal Arterial:** A street shown as such in the Gwinnett County Unified Plan, which is on file in the office of the Gwinnett County Department of Planning and Development. The primary purpose of a Principal Arterial Street is to carry very long trip length segments and very large volumes of traffic to, from and through the County.

**Street, Private:** An access way similar to and having the same function as a public street, providing access to more than one property, but held in private ownership (as distinct from a "driveway").

**Street, Public:** A right-of-way dedicated to and accepted by Gwinnett County for vehicular traffic or over which Gwinnett County may hold a prescriptive easement for public access and including designated and numbered U. S. and State Highways. For the purposes of this ordinance, the term "public street" shall be limited to those which afford or could afford a direct means of vehicular access to abutting property and exclude limited access roadways which abut a property but from which direct access may not be allowed under any circumstances.

**Street Jog:** The alignment or offset of roads intersecting the same street.

**Structural Stormwater Control:** A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow.

**Structure:** Anything constructed or erected on the ground or attached to something on the ground. A walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank.

**Subdivider:** Any person, individual, firm partnership, association, corporation, estate, trust, or any other group or combination acting as a unit dividing or proposing to divide land so as to constitute a subdivision as herein defined, including an agent of the subdivider.

### **Subdivision:**

- A. Any division or re-division of a lot, tract, or parcel, regardless of its existing or future use, into 2 or more lots, tracts, or parcels. The term, "subdivision" shall mean the act or process of dividing property. Lots that do not abut or are not directly across a public street from other subdivided lots shall be considered a separate distinct subdivision with a separate name.
- B. Where appropriate to the context, the term "subdivision" also may be used in reference to the aggregate of all lots held in common ownership at the time of division.

**Subdivision Entrance:** A public street, or publicly approved private street, that provides access to subdivided lots.

**Swimming Pool:** Any structure intended for swimming, recreational bathing or wading that contains water over 18 inches deep including in-ground, above-ground and on-ground pools, hot tubs, spas, and fixed-in-place wading pools.

**System Improvement:** Any improvement or facility which is designed to provide service to the community at large. Any improvement or facility such as streets, bridges, or rights-of-ways identified on the Long Range Road Classification Map (i.e. "the System"), and any traffic control measures, landscaping, or other features to same, that is included in the Gwinnett County Unified Plan, and which is further designed to provide service to the community at large.

**Tie Point:** The point of reference for a boundary survey. Said point of reference shall be an established, monumented position which can be identified or relocated from maps, plats, or other documents on public record.

**Timber Harvesting:** The felling, loading, and transporting of timber products (pulpwood, etc.). The term "timber harvesting" may include both clear cutting and selective cutting of timber.

**Total Suspended Solids or Suspended Solids (TSS):** The total suspended matter that floats on the surface of, or is suspended in, water, wastewater, or other liquid, and that is removable by laboratory filtering.

**Tower:** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telecommunication towers, man-made trees (with accessory buildings/structures) and other similar structures.

**Townhouse:** See "Dwelling, Townhouse".

**Trash:** Combustible and noncombustible waste material, except garbage, including paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, cans, metals, bricks, lumber, concrete, mineral matter, glass crockery, and including the residue from the burning of wood, coal, coke, or other combustible material.

**Tree:** A woody plant, with usually one main stem or trunk and many branches, and at maturity normally attaining a trunk diameter greater than 3 inches at any point and a height of over 10 feet.

**Tree, Canopy:** A tree that, under normal forest conditions, will compose the top layer or canopy of vegetation and generally will reach a mature height of greater than 40 feet.

**Tree, Hardwood:** Any tree that is not coniferous (cone bearing) or needle bearing.

**Tree, Softwood:** Any coniferous (cone bearing) tree.

**Tree Thinning:** Selective cutting or thinning of trees only for the clear purpose of good forestry management in order to protect said forest from disease or infestation and in no way shall be construed as clear cutting.

**Tree, Specimen:** Any tree that meets one or more of the identification criteria in this Ordinance such as the tree's size, type, condition, health, location, or historical significance.

**Tree, Understory:** A tree that, under normal forest conditions, grows to maturity beneath overstory trees and will generally reach a mature height of at least 10 feet but less than 40 feet.

**Tree Bank(ing) Option One:** Whereby the developer plants and installs trees on an alternative site chosen by the developer with prior approval from the Director. Option One will result in the planting of trees at the following sites including but not limited to fire stations, libraries, schools (excluding Gwinnett County Parks and Recreation properties), and revitalization projects in Community Improvement Districts.

**Tree Bank(ing) Option Two:** A place of storage of monetary compensation for trees. The process of storing monetary compensation for trees with prior approval from the Director.

**Tree Canopy Calculation:** A number given in square feet to a tree or group of trees that reflect the overall canopy at maturity of that tree or trees.

**Tree Debris:** The remains of a broken down or destroyed tree including whole trees, tree stumps, tree branches, and tree trunks.

**Tree Density Standard (TDS):** The minimum number of Tree Density Units per acre which must be achieved on a property.

**Tree Density Unit (TDU):** A credit assigned to a tree, based on the diameter of the tree, in accordance with tables contained in this Ordinance.

**Tree Diameter:** The diameter of a tree measured as follows:

- A. For existing preserved trees, at a point 4.5 feet above the ground (DBH)
- B. For new replaced trees, at a point 6 inches above the ground.

**Tree Preservation and/or Replacement Plan (TP/RP):** A plan that identifies Tree Protection Areas where existing trees are to be preserved and where proposed replacement trees are to be planted on a property to meet minimum requirements of this Ordinance, as well as methods of tree protection to be undertaken on the site and other pertinent information.

**Tree Protection Area (TPA):** Any portion of a site wherein are located existing trees which are proposed to be preserved in order to comply with the requirements of this Ordinance. The Tree Protection Area shall include no less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.

**Truck or Freight Terminal:** An area and building where hauling companies load and unload cargo and freight from multiple origins for further transport, and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.

**Undeveloped Land:** A parcel that has less than 100 square feet of impervious surface.

**Undisturbed:** Land in its natural state of vegetation.

**Unfinished Space:** Enclosed space within a building or structure which requires additional construction to render the space suitable for human occupancy in accordance with the applicable codes.

**Unified Plan:** Gwinnett County's Comprehensive Plan most recently adopted by the Board of Commissioners and on file with the Gwinnett County Planning and Development Department.

**Utility:** A public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, stormwater systems and railroads or other utilities identified by the county.

**Vegetative Erosion and Sedimentation Control Measures:** Measures for the stabilization of erodible or sediment-producing areas by covering the soil with including but not limited to the following:

- A. Permanent seeding, sprigging, or planting, producing long-term vegetative cover; or,
- B. Temporary seeding producing short-term vegetative cover; or,
- C. Sodding, covering areas with a turf of perennial sod-forming grass; or,
- D. Such measures are found in the publication "Manual for Erosion and Sediment Control in Georgia".

**Veterinary Clinic:** Facility for the treatment of domestic animals, operated under the supervision of a licensed veterinarian. The boarding of animals is limited to short-term care incidental to the clinic use and does not take place in outside runs or kennels.

**Villa:** See "Dwelling, Villa".

**Visual Quality:** The appropriate design, arrangement, and location of tower structures in relation to the built or natural environment to avoid abrupt or severe differences.

**Waste Incineration Facility:** Any facility which reduces waste volume by burning at a high temperature for a specified period of time. This term excludes air curtain destructors used for the on-site burning of yard trimmings and wood wastes at a building, land disturbing, or development site.

**Wastewater:** Liquid and water-carried industrial wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, which are contributed to the POTW.

**Wastewater Treatment Plant or Treatment Plant:** That portion of the POTW which is designed to provide treatment of municipal sewage and industrial waste.

**Watercourse:** A natural or artificial channel through which water flows. A channel with a defined bed and banks, including lakes, ponds, and marshes, and which meets the definition of watercourse in Section 391-3-7.01 of the Georgia Department of Natural Resources Regulations. Any natural or artificial waterway, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, gully, ravine, or wash in which water flows either continuously or intermittently, having a definite channel, bed and bank, and includes any area adjacent thereto which is subject to inundation by reason of overflow or floodwater.

**Water Quality:** The chemical, physical, and biological characteristics of the state's water resources.

**Water Quantity:** The volume of runoff which is not entirely confined and retained completely upon a parcel.

**Watershed:** A drainage area or basin in which all land and water areas drain or flow toward a downstream collection area such as a stream, river, lake, or reservoir.

**Water System:** All public water facilities for supply, treatment, storage, transmission, distribution, and other support facilities required for system operation.

**Weeds:** All rank vegetative growth including but not limited to kudzu, poison ivy, jimsonweed, burdock, ragweed, thistle, cocklebur, dandelion, plants of obnoxious odors, or other similar unsightly vegetative growths; however, this term shall not include cultivated flowers, fruits and vegetables, and gardens.

**Wetlands:** Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.

**Wild Animal:** Any living member of the animal kingdom, excluding livestock and household pets.

**Xeriscaping:** A method of landscaping utilizing materials which are water-efficient.

**Yard:** An open space on a lot situated between the principal building or use on the lot and a lot line, and unoccupied by any structure except as otherwise provided herein.

**Yard, Front:** An open, unoccupied space on the same lot with a principal building or use, extending the full width of the lot and located between the street easement or right-of-way and the front line of the building projected parallel to the street projected to the side lines of the lot. Corner lots shall be considered to have two front yards.

**Yard, Rear:** An open space on the same lot with a principal building or use, unoccupied except by an accessory building or use, extending the full width of the lot and located between the rear line of the lot and the rear line of the building or use projected to the side lines of the lot.

**Yard, Side:** An open, unoccupied space on the same lot with a principal building or use, located between the building or use and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.



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**Zero Discharge Permit:** A permit issued to an IU, which may include CIUs, and which prohibits the discharge of industrial process wastewater to the POTW.

**Zoning Board of Appeals:** The Zoning Board of Appeals of Gwinnett County.

## **Section 110-50. Definitions by Category/Chapter.**

**110-50.0** The following definitions are to be applied in Chapter 265, Temporary Outdoor Activity Uses:

**Goods and merchandise** shall mean tangible or movable personal property, other than money.

**Holiday activities** shall mean seasonal activities associated with federally-recognized holidays and Halloween, including pumpkin lots and Christmas tree sales.

**Temporary outdoor activity** shall mean activities involving the temporary outside sale of goods and merchandise in association with an existing business located on the same premises as the principal use of the parcel. Temporary outdoor activities shall occur in non-enclosed areas.

**Temporary outdoor activity permit** shall mean written authorization by the Director of the Department of Planning and Development, or designee, for the applicant to engage in temporary outdoor activities at a specified, fixed location meeting all requirements of this UDO.

**110-50.1** The following definitions are to be applied in Chapter 400, Soil Erosion, Sedimentation and Pollution Control:

**Best Management Practices:** These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the "Manual for Erosion and Sediment Control in Georgia" published by the commission as of January 1 of the year in which the land-disturbing activity was permitted. Best management practices are a collection of structural measures and vegetative practices which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control. The term "properly designed" means designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in Georgia Law.

**Board:** The Georgia Board of Natural Resources.

**Certified Personnel:** A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

**Commission:** The Georgia Soil and Water Conservation Commission.

**Design Professional:** A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by EnviroCert, Inc.

**Director of EPD:** The Director of the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources.

**District:** The Gwinnett County Soil and Water Conservation District.

**Division:** The Environmental Protection Division (EPD) of the Department of Natural Resources.

**Final Stabilization:** All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, 100 percent of the soil surface is uniformly covered in permanent vegetation with a density of 70 percent or greater, or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region as defined in the Manual. Final stabilization applies to each phase of construction.

**Ground Elevation:** The original elevation of the ground surface prior to cutting or filling.

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**Larger Common Plan of Development or Sale:** A contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

**Local Issuing Authority (LIA):** The governing authority of any county or municipality which is certified pursuant to Georgia Law.

**Notice of Intent (NOI):** A notice of intent form provided by EPD for coverage under the state general permit.

**Notice of Termination (NOT):** A notice of termination form provided by EPD to terminate coverage under the state general permit.

**Properly Designed:** Designed in accordance with the design requirements and specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the manual as approved by the commission up until the date of the NOI submittal.

**Qualified Personnel:** Any person who meets or exceeds the education and training requirements of Georgia Law.

**Soil and Water Conservation District Approved Plan:** An Erosion, Sedimentation and Pollution Control Plan approved in writing by the Gwinnett County Soil and Water Conservation District.

**Stabilization:** The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

**State General Permit:** The National Pollution Discharge Elimination System general permit or permits for stormwater runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., of Georgia Law.

**Stormwater Structure:** A device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control, or flood control purposes.

**Structural Erosion, Sedimentation and Pollution Control Measures:** Practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control measures are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading, etc. Such measures are found in the publication "Manual for Erosion and Sediment Control in Georgia".

**110-50.2** The following definition is to be applied in Chapter 500 Riparian Buffers.

**Trout Streams:** All streams or portions of streams within the watershed as designated by the Game and Fish Division of the Georgia Department of Natural Resources under the provisions of the O.C.G.A. § 12-5-20 et seq., the Georgia Water Quality Control Act, and in the Georgia Rules and Regulations Water Quality Control, Chapter 391-3-6. Streams designated as primary trout waters are defined as water supporting a self-sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

**110-50.3** The following definitions are to be applied in Chapter 700, Floodplain Management.

**Addition (to an existing structure):** Any walled and roofed expansion to the perimeter or height of a building.

**Base Flood:** The flood which has a one percent probability of occurring in any calendar year. (i.e., the 100 year frequency flood).

**Base Flood Elevation:** The highest water surface elevation anticipated at any given point during the base flood.

**Basement:** That portion of a building having its floor subgrade (below ground level) along all or a majority of its perimeter length and includes the term "cellar".

**Breakaway Wall:** A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

**Building:** Same meaning as "Structure".

**Compensation:** The replacement of flood storage capacity lost as the result of floodplain encroachment.

**Development:** All activities associated with man-made changes to improved or unimproved real estate and the conversion of land or the expansion or replacement of an existing use to any new use intended for human operation, occupancy, or habitation, other than for agricultural purposes devoted strictly to the cultivation of the land, dairying or animal husbandry. Such activities include but are not limited to buildings or other structures, mining, dredging, filling, clearing, grubbing, grading, paving, any other installation of impervious cover, excavation or drilling operations, storage of equipment or materials, water or sewer mains, stormwater management facilities, sidewalks or other structures permanently placed on or in the property.

**Elevated Building:** A non-basement building with the lowest elevated floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

**Federal Emergency Management Agency (FEMA):** The Federal Agency which administers the National Flood Insurance Program. This Agency prepares, revises, and distributes the maps and studies referenced in this ordinance.

**Flood Boundary and Floodway Map:** The official map issued by the Federal Emergency Management Agency, where the boundaries of the floodways are shown, and the areas of Special Flood Hazard have been defined as Zone "A".

**Flood Hazard Area:** See "Floodplain".

**Flood Insurance Rate Map (FIRM):** An official map on which the Federal Emergency Management Agency has delineated both the areas of Special Flood Hazard and the applicable risk premium zones.

**Flood Insurance Study:** The official report provided by the Federal Emergency Management Agency (FEMA) Administration examining and evaluating flood hazards and corresponding flood profiles and water surface elevations of the base flood.

**Floodplain, 100-Year:** Those lands subject to flooding, which have at least a one percent probability of flooding occurrence in any calendar year; and specifically, the floodplain as shown on the Flood Boundary and Floodway Map as prepared by the Federal Emergency Management Agency (FEMA).

**Flood Prone Area:** Any land area subject to flooding.

**Flood Proofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

**Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to: 1) discharge the base flood without cumulatively increasing the water surface elevation more than one foot above the base flood elevation; or, 2) discharge the future conditions flood without cumulatively increasing the

water surface elevation more than one foot above the future conditions flood elevation. The more restrictive shall apply.

**Functionally Dependent Use:** A use which cannot be used for its intended purpose unless it is located or carried out in close proximity to water.

**Future Conditions Flood Elevation:** This flood standard is equal to or higher than the Base Flood Elevations. The highest water surface elevation anticipated at any given point during the future conditions flood.

**Future Conditions Flood Hazard:** The land area that would be inundated by the one-percent-annual-chance flood based on future-conditions hydrology (100-year future-conditions flood).

**Future Conditions Floodplain:** Any land area susceptible to flooding by the future-conditions flood.

**Future Conditions Hydrology:** The flood discharges associated with the drainage basin being fully developed as shown on Gwinnett County's Unified Plan. Only detention that can be shown that it will remain (i.e. owned by County) and is large enough to be included in the hydrograph routings shall be considered when determining the flood peak. No consideration of projected future construction of flood detention structures or projected future hydraulic modifications within a stream or other waterway, such as bridge and culvert construction, fill, and excavation shall be given.

**Lowest Floor:** The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is constructed in accordance with the provisions of this ordinance.

**Manufactured Home:** A structure (or building), transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes mobile homes, park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

**Manufactured Home Park or Subdivision, Existing:** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading of the pouring of concrete pads) is completed before April 9, 1975.

**Manufactured Home Park or Subdivision, Expansion to an Existing:** Preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

**Manufactured Home Park or Subdivision, New:** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be fixed (including at a minimum, the installation of utilities, and the construction of streets) April 10, 1975.

**Start of Construction:** Includes substantial improvement, and means the date the permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including manufactured home) on a site, such as pouring slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include buildings appurtenant to the permitted structure, such as garages or sheds not occupied as dwelling units or not part of the main structure. (Note: accessory structures are not exempt from any ordinance requirements.) For a substantial improvement, the actual start of construction means the first alternation of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**Structure:** A walled and roofed building (including gas or liquid storage tank), that is principally above ground, or a manufactured home.

**Substantial Damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantially Improved Existing Manufactured Home Parks or Subdivisions:** Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

**Substantial Improvement:** Any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during a 10-year period, in which the cumulative cost equals or exceeds 50 percent of the market value of the structure prior to the improvement. The market value of the structure should be:

- A. The appraised value of the structure prior to the start of the initial repair or improvement; or
- B. In the case of damage, the value of the structure prior to the damage occurring.
- C. This term includes structures which have incurred "repetitive loss" or "substantial damage" regardless of the actual amount of repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the structure commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".

**Violation:** The failure of a structure or other development to be fully compliant with Chapter 700 of this Ordinance. A structure or other development without the elevation certificate, other certificates, or other evidence of compliance required in Chapter 700 is presumed to be in violation until such time as that documentation is provided.

**110-50.4** The following definitions are to be applied in Chapter 800, Stormwater Management.

**Best Management Practices:** Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to implement the Prohibited Discharge Standards and as contained in 40 CFR 403.5(a)(1) and (b). BMPs include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage.

**Procedure:** A procedure adopted by the Department, by and through the director, to implement a regulation or regulations, or to carry out other responsibilities as may be required by this Ordinance or other codes, ordinances, or resolutions of the county or other agencies.

**Post-development:** The time period, or the conditions that may reasonably be expected or anticipated to exist, after completion of the land development activity.

**Potable Water:** Any public potable water supply that has been investigated and approved by the EPD. The system must be operating under a valid health permit issued by the EPD. In determining what constitutes an approved water supply, the EPD has final judgment as to its safety and potability.

**Pre-development:** The time period, or the conditions that exist on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by the plan approving authority. Where phased development or plan approval occurs (preliminary grading, roads, and utilities, etc.), the existing conditions at the time prior to the first item being approved or permitted shall establish pre-development conditions.

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**Stormwater Management Facility:** Any infrastructure that controls or conveys stormwater runoff.

**Stormwater Retrofit:** A stormwater management practice designed for a currently developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

## **Chapter 120. Enforcement and Penalties**

### **Section 120-10. Violations of the Unified Development Ordinance.**

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure or use any land in the County, or cause the same to be done, contrary to or in violation of the provisions of this Unified Development Ordinance. Unless otherwise specified in any chapter or section of this Unified Development Ordinance, any violation of this Unified Development Ordinance shall be subject to the procedures set forth in this Chapter.



## **Section 120-20. Inspection and Right of Entry.**

Work for which a permit is required by this Unified Development Ordinance(UDO) shall be subject to inspection by authorized County representatives or employees upon presentation of County identification to the developer, contractor, owner, owner's agent, operator, or occupants during all reasonable hours, or outside reasonable hours in the event of any emergency threatening life or property. Where it is necessary to make an inspection to enforce the provisions of this UDO, where the Director of Planning and Development or authorized County representative or employee has reasonable cause to believe that there exists upon a premises or property a condition which is contrary to or in violation of this UDO, the Director of Planning and Development or authorized County representative or employee is authorized to enter the property or premises at reasonable times to inspect or to perform the duties imposed by this UDO, provided that if property or premises is occupied that credentials will be presented and entry requested. If such property or premises is unoccupied, the Director of Planning and Development or authorized County representative or employee shall first make a reasonable effort to locate the owner or other person having charge or control of the property or premises and request entry.

**120-20.1** If a property or facility has security measures in force, which require proper identification and clearance before entry into its premises, the authorized representative or employee shall make the necessary arrangements to allow access to the Director of Planning and Development.

**120-20.2** The owner or operator shall allow the Director of Planning and Development access to all parts of the premises for the purposes of inspection, investigation, observation, monitoring, measuring, recording, enforcing, sampling, testing, photography, and videotaping for the purpose of ensuring compliance with the provisions of this Unified Development Ordinance. The owner or operator shall allow the Director of Planning and Development to examine and copy any records that are required under the conditions of any permit granted under this Unified Development Ordinance.

**120-20.3** The Director of Planning and Development shall have the right to set up on any premises, property or facility such devices as are necessary to conduct any of the procedures as described in sec. 120-20.2.

**120-20.4** The Director of Planning and Development may require the owner or operator to install monitoring equipment and perform monitoring as necessary and make the monitoring data available to the Department of Planning and Development. This sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the owner or operator at his/her own expense.

**120-20.5** Any temporary or permanent obstruction to safe and easy access to, or from the premises, property or facility to be inspected and/or sampled shall be promptly removed by the owner or operator at the written or oral request of the Director of Planning and Development and shall not be replaced. The costs of clearing such access shall be borne by the owner or operator.

**120-20.6** Unreasonable delays in allowing the Director of Planning and Development or access to a facility, property or premises shall constitute a violation of this Unified Development Ordinance.

**120-20.7** If the Director of Planning and Development or authorized County representative or employee has been refused access to any part of a premises, property or facility and the Director of Planning and Development is able to demonstrate probable cause to believe that there may be a violation of this Unified Development Ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this Unified Development Ordinance or any order issued hereunder, or to protect the overall public health, safety, environment and welfare of the community, then the Director of Planning and Development or authorized County representative or employee may seek an inspection warrant in accordance with Georgia law.

## **Section 120-30. Notice of Violation.**

**120-30.1** Whenever the Director or any authorized County representative or employee determines that any violation of this Unified Development Ordinance is taking place, or that a condition of rezoning, special use permit, variance, or other permit or administrative approvals are not complied with, said Director may present to the owner, owner's agent, or the owner, occupier, or party responsible for such use or activity, a notice of violation and or order the use or activity to cease immediately.

**120-30.2** The notice shall contain the following information:

- A. The name and address of the owner or responsible person,
- B. The location or address of the site upon which the violation is occurring,
- C. A description of the nature of the violation,
- D. A description of the remedial actions or measures necessary to bring an action or inaction into compliance with a permit, approved plan or this Unified Development Ordinance,
- E. The deadline or completion date of any such remedial actions or measures,
- F. A statement of the penalty or penalties that may be assessed against the owner or responsible person to whom the Notice of Violation is directed.

**120-30.3** If the violation has not been corrected within a reasonable length of time, which shall not exceed 14 days, the owner of the property on which such violation has occurred or the agent, occupier, or other party responsible for the violation shall be subject to the penalties set forth in this Chapter, provided that either the Director may, at his/her discretion, extend the time for compliance with any such notice.

**120-30.4** The Director shall have authority to issue a warning notice prior to issuance of a notice of violation for any violation set forth in Section 120-40. A warning notice shall be discretionary when circumstances warrant such action in the opinion of said Director and shall under no circumstances be required prior to issuance of a notice of violation or other enforcement action. If issued, a warning notice shall include requirements set forth in Section 120-30.2. If a warning notice has not resulted in corrective action within the time specified in the notice, or within any time limit as extended in writing by said Director, said Director may proceed with a notice of violation or other authorized enforcement action.

## **Section 120-40. Stop Work Orders**

**120-40.1** Whenever any building, structure, or premises is being developed, demolished, expanded, renovated, constructed, used, or occupied contrary to the provisions of this Unified Development Ordinance, or the public interest is otherwise threatened in a manner requiring immediate action, the Director may order the work stopped and said stop work order shall be posted on the property and delivered or mailed to the owner or person performing said unlawful work.

**120-40.2** Stop work orders are effective immediately and shall remain in effect until necessary corrective actions or remedial measures as set forth in the notice of violation have occurred. Stop work orders may be withdrawn or modified by the Director in order to enable an owner or responsible person to take necessary remedial actions or measures to correct violations.

## **Section 120-50. Suspensions, Revocations, or Modifications.**

**120-50.1 Director Authorized to Suspend or Stop Work and Direct Corrections.** In any case in which activities are undertaken in violation of this Ordinance, not in compliance with the provisions of a permit issued under the authorization of this Ordinance, or without authorization of a permit which would otherwise be required, the Director is hereby authorized to suspend or invalidate such permits, order that all unauthorized or improper work be stopped, direct correction of deficiencies, issue summonses to any court of competent jurisdiction, or take any other legal or administrative action appropriate to the severity of the violation and degree of threat to the public health, safety, and welfare.

**120-50.2** The Director may suspend, revoke, or modify any permit issued authorizing land disturbing activities or development, or suspend, revoke, or modify any certificate of occupancy for any land, building, or structure that is being constructed, used, or occupied in violation of any provision of this Unified Development Ordinance in order to protect the health, safety, and general public welfare. The Director is authorized to reinstate a suspended, revoked, or modified permit or certificate of occupancy after the owner or responsible person has taken the remedial actions or measures stated in the notice of violation with an approved inspection, or has otherwise corrected the violations described therein. The Director is also authorized to reinstate such permit, which may include conditions as the Director may deem necessary, to enable the owner or responsible person to take the necessary remedial actions or measures to correct the violations.

**Section 120-60. Other Enforcement and Penalties.**

When any violation of this Unified Development Ordinance takes place, the provisions set forth in this Chapter shall apply. However, enforcement and penalty provisions set forth elsewhere in any other Chapter or Section of this Unified Development Ordinance shall be applicable as therein provided and such enforcement and penalties may be applied in addition to those enforcement and penalty provisions available in this Chapter.

**Section 120-70. Issuance of Citations or Summons to Court; Violations; Penalties for Violations.**

**120-70.1** In case any building or structure is, or is proposed to be erected, constructed, reconstructed, altered, converted, or maintained, or any building, structure, or land is or is proposed to be used in violation of any provision of this Unified Development Ordinance, a duly authorized officer or employee of the County may issue a citation requiring the violator to appear in the Recorders Court of Gwinnett County.

**120-70.2** The owner of any buildings or premises or parts thereof, where anything in violation of this Ordinance exists, and any builder, contractor or any other agent of the owner, or any tenant, who commits or assists in the commission of any violation shall be guilty of a separate offense.

**120-70.3** Each day any violation of any provision of this Unified Development Ordinance shall continue shall constitute a separate offense.

**120-70.4** Any person, firm or corporation found in violation of any provision of this Unified Development Ordinance by the Recorders Court of Gwinnett County shall be punished either by a fine of not less than \$250 nor more than \$1,000, or by confinement in the County jail for a total term not to exceed 60 days, or both.

**Section 120-80. Other Remedies and Penalties.**

In any case in which a violation of this Unified Development Ordinance has occurred, the County may petition for a restraining order, injunction, abatement, or take any other appropriate legal action or proceeding through a court of competent jurisdiction to prevent, restrain, or abate such unlawful use or activity. The remedies listed in this Chapter are not exclusive of any other remedies available under any applicable federal, state, or local law and the Department charged with enforcement of the particular provision of the UDO may seek cumulative remedies. The Department charged with enforcement of the particular provision of the UDO may also recover attorney's fees, court costs, and other expenses associated with enforcement of this Chapter.

## **Section 120-90. Administrative Appeal and Judicial Review.**

This appeals process applies in all cases except those relating to zoning activities or as stated elsewhere in this Unified Development Ordinance (UDO).

**120-90.1 Administrative Appeal.** Appeals to the Zoning Board of Appeals may be taken by any person aggrieved or by any official of the County affected by any decision by the Director of Planning and Development. Such appeal shall be taken within fifteen days after the decision appealed from by filing with the Director of Planning and Development and with the Zoning Board of Appeals a Notice of Appeal specifying the grounds thereof. The Department of Planning and Development Director shall forthwith transmit to the Zoning Board of Appeals all the papers constituting the record upon which the action appealed from was taken.

**120-90.2** An appeal shall stay all proceedings in furtherance of the action appealed from unless the Director of Planning and Development certifies to the Zoning Board of Appeals that, by reason of facts stated in the certificate, a stay would, in his/her opinion, cause imminent peril to life or property. In such a case, proceedings shall not be stayed otherwise than by the Zoning Board of Appeals or by a restraining order granted by a court of record on application and notice to the Director of Planning and Development for good cause shown.

**120-90.3** Any person aggrieved by a decision or order of the Zoning Board of Appeals or Board of Commissioners, shall have the right to appeal in the manner provided by law.



**Section 120-100. Liability.**

This Unified Development Ordinance (UDO) shall not create any duty or right of recovery against Gwinnett County's officials and employees. The inspection or permitting of activity or plan by Gwinnett County, under the requirements of this UDO, is not intended to be construed as a representation or warranty of the physical condition of the site or property or the adequacy of such plans. Neither Gwinnett County nor any official or employee thereof shall be liable for damages to person or property for any defect or hazardous or illegal condition or inadequacy in such activity or plans. Neither Gwinnett County nor any of its officials or employees shall have any liability for any act or failure to act pursuant to the provisions of this UDO.

## Chapter 200. General Provisions

### Section 200-10. Purpose.

This Title 2 is intended to implement the purposes set forth in Section 100-20, and further is enacted for the purposes of promoting the public health, safety, and the general welfare of the present and future inhabitants of Gwinnett County; of lessening congestion in the streets; securing safety from fire, panic and other dangers; providing adequate light and air; preventing the overcrowding of land, avoiding both undue concentration of population and urban sprawl; protecting natural resources, facilitating the adequate provision of multi-modal transportation, water, sewerage, schools, parks and other public requirements; protecting property against blight and depreciation; encouraging the most appropriate use of land, buildings and other structures throughout the County; securing economy in government expenditures; and for other purposes, all in accordance with a comprehensive plan for the development of the County.

### Section 200-20. Authority.

This Title 2 is enacted pursuant to Gwinnett County's authority to adopt plans and exercise the power of zoning granted by the Constitution of the State of Georgia, Article 9, Section 2; pursuant to Chapters 66 and 70 of Title 36 of the Official Code of Georgia Annotated; by the Georgia Planning Act of 1989; by Gwinnett County's authority to enact regulations and exercise powers granted by local laws and by the County's general police powers; and by other powers and authority provided by applicable federal, state, and local laws.

### Section 200-30. Incorporation of Official Zoning Map.

**200-30.1** The location and boundaries of Zoning Districts are hereby established as shown on the map entitled "Official Gwinnett County Zoning Map" which is hereby made a part of this UDO. The Official Gwinnett County Zoning Map may be amended from time to time and maintained in electronic format by the Gwinnett County Geographic Information System .

**200-30.2** Certified copies of said map shall be prepared by the Gwinnett County Department of Planning and Development, Planning Division.

### Section 200-40. Division of County into Zoning Districts.

**200-40.1** For the purposes of this Unified Development Ordinance, the unincorporated area of Gwinnett County, Georgia, is divided into Zoning Districts designated as follows:

RA-200	Agriculture-Residence District
R-LL	Single-Family Residence-Large Lot District
R-100	Single-Family Residence District
R-75	Single-Family Residence District
R-60	Single-Family Residence District
R-SR	Senior Oriented Residence District
R-TH	Single-Family Residence Townhouse District
R-IF	Residential In-Fill District
LRR	Low-Rise Residential Multifamily District
MRR	Mid-Rise Residential Multifamily District

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HRR	High-Rise Residential Multifamily District
O-I	Office-Institutional District
C-1	Neighborhood Business District
C-2	General Business District
C-3	Highway Business District
M-1	Light Industry District
M-2	Heavy Industry District
OSC	Open Space Conservation District
TND	Traditional Neighborhood Development District
MU-N	Neighborhood Mixed-Use District
MU-C	Community Mixed-Use District
MU-R	Regional Mixed-Use District

**200-40.2 Inactive Zoning Districts.** No new zoning applications will be accepted for the inactive districts listed below, or any other inactive zoning districts in the County. In these districts, any existing or proposed development shall conform to the development and use standards established by zoning resolution for that particular parcel, or the most similar current zoning district as indicated in 240.2.B below, subject to the provisions of Section 100-60 and any other applicable sections of this UDO.

A. Inactive Zoning Districts include, but are not limited to, the following:

1. MOD Modified Single-Family Development
2. CSO Conservation Subdivision Overlay District
3. R-140 Single Family Residence District
4. RL Lakeside Residence District
5. R-ZT Single Family Residence Zero Lot Line/Townhouse District. (Prior to January 2005)F.R-ZT Single Family Residence District. (After January 2005)
6. R-TH Single Family Residence Townhouse District. (Prior to January 2005)
7. MH Manufacture Housing
8. MHS Manufactured Housing Subdivision District
9. RM Multi-Family Residence District
10. RMD Multi-Family Residence District (Duplexes)
11. RM-6 Multi-Family Residence District
12. RM-8 Multi-Family Residence District
13. RM-10 Multi-Family Residence District
14. RM-13 Multifamily Residence District

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15. RM-24 Multifamily Residence District
  16. HS Hospital Service District
  17. NS Neighborhood Shopping District
  18. O-R Office-Residence District
  19. OBP Office-Business Park District
  20. MUO Mixed-Use Overlay District
  21. MUD Mixed-Use Development District
  22. Big Haynes Creek Conservation Subdivision Option
- B. Similar Current Active Zoning Districts (Inactive District: Active District):

<u>Inactive District</u>	<u>Active District</u>
1. R-100 MOD:	R-100
2. O-R and R-75 MOD:	R-75
3. CSO and Big Haynes Creek Conservation Subdivision Option:	OSC
4. MH, MHS, R-140, and RL:	R-100
5. RMD, R-ZT, and R-TH (prior to January 2005):	R-TH
6. RM, RM-6, RM-8, RM-10, and RM-13:	LRR
7. RM-24:	MRR
8. OBP and HS:	O-I
9. NS:	C-1
10. MUO and MUD:	MU-C

**200-40.3 Split-Zoned Parcels.** No application for rezoning shall be permitted that creates a split-zoned parcel, unless otherwise authorized by this UDO or by action of the Board of Commissioners.

### Section 200-50. Interpretation of Zoning District Boundaries.

**200-50.1** Where uncertainty exists with respect to the location of the boundaries of any Zoning District in Gwinnett County, Georgia, the following rules shall apply.

- A. Where a Zoning District boundary line is shown as approximately following a corporate limits line, a militia district line, a land lot line, a lot line or the centerline of a street, a county road, a state highway,

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an interstate highway or a railroad right-of-way or such lines extended, then such lines shall be construed to be the Zoning District boundary lines.

- B. Where a Zoning District boundary line is shown as being set back from a street, a county road, a state highway, an interstate highway, or a railroad right-of-way, and approximately parallel thereto, then such Zoning District boundary line shall be construed as being at the scaled distance from the centerline of the street, county road, state highway, interstate highway or railroad right-of-way and as being parallel thereto.
- C. Where a Zoning District boundary line divides a lot, the location of the line shall be the scaled distance from the lot lines. In this situation, the requirements of the Zoning District in which the greater portion of the lot lies shall apply to the balance of the lot, unless otherwise determined by conditions of zoning.
- D. Whenever any street, alley or other public way is vacated or abandoned by official action of the County, the zoning district adjoining each side of the street, alley or public way will be automatically extended to the center of the street, alley or public way.
- E. Where a boundary line is shown and its location is not fixed by any of the rules of this sub-section, its precise location is determined by scaling from fixtures, objects, or other structures shown on the map.

### Section 200-60. Relationship to Comprehensive Plan.

**200-60.1 Role of the Comprehensive Plan.** The Gwinnett County Unified Plan (Comprehensive Plan), consisting of its Future Development Map and related policies, as may be amended from time to time, is hereby established as the official policy of the County concerning designated future land uses, and as a guide to decisions regarding the appropriate manner in which property shall be zoned in the unincorporated area of Gwinnett County.

**200-60.2 Relationship between Comprehensive Plan and Zoning.** The Gwinnett County Unified Plan (Comprehensive Plan) does not change the existing zoning districts in Gwinnett County, does not effectuate an amendment to the Gwinnett County Zoning Map, and does not itself permit or prohibit any existing land uses. Instead, the Unified Plan establishes broad planning policy for current and future land uses and should be consulted as a guideline for making decisions about applications to amend the Gwinnett County Zoning Map and text of the UDO.

### Section 200-70. Incorporation of UDO Design Guidelines.

**200-70.1** The Director is authorized to administer and interpret the UDO Design Guidelines included in the UDO Appendix and adopted as a part of this UDO. These guidelines provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, and street and site furniture.

**200-70.2** In the case that any provision of Title 2 Land Use and Zoning, or Title 3 Land Development, conflicts with those of the UDO Design Guidelines, the provisions of Title 2 and Title 3 shall govern.

### Section 200-80. Zoning Certification.

Upon request, the Director or designee shall have authority to issue written zoning certifications stating the existing zoning of a particular parcel of property. Requests to the Director or the Director's designee shall be in writing, accurately identify the subject property as required by the Director and be accompanied by a fee established by the Board of Commissioners.

### **Section 200-90. Zoning Classification of De-Annexed Property.**

Undeveloped property which has been de-annexed from any municipality or other county will be subject to the same zoning district, including any conditions established prior to annexation. However, if the zoning district within Gwinnett County cannot be determined from existing records or by the Director, a public hearing, as specified in Section 270, will be conducted to establish the appropriate zoning classification for the property. Any lawfully developed, de-annexed property shall be zoned to the nearest compatible zoning district in which the use is permitted. Any non-conforming use shall be subject to the provisions of Chapter 260 of this UDO.

## Chapter 210. Base Residential Zoning Districts

### Section 210-10. RA-200 Agriculture-Residence District.

**210-10.1 Purpose and Intent.** This district is comprised of land having a predominantly rural character. It is the intent of the regulations of this zoning district to provide for agriculture, forestry and very low-density residential uses and to discourage the subdivision of land for urban development requiring such urban services as a public water supply and sanitary sewers.

### Section 210-20. R-LL Single-Family Residence-Large Lot District.

**210-20.1 Purpose and Intent.** This zoning district is intended primarily for single-family residences and related uses on large lots.

### Section 210-30. R-100 Single-Family Residence District.

**210-30.1 Purpose and Intent.** This zoning district is intended primarily for single-family detached residences and related uses.

### Section 210-40. R-75 Single-Family Residence District.

**210-40.1 Purpose and Intent.** This zoning district is intended primarily for single-family detached residences and related uses.

### Section 210-50. R-60 Single-Family Residence District.

**210-50.1 Purpose and Intent.** This zoning district is intended primarily for Single-family detached residences and accessory uses on land where urban services, including public water and sewer are available.

### Section 210-60. R-SR Senior Oriented Residence District.

**210-60.1 Purpose and Intent.** This zoning district is intended for detached single-family homes surrounding a common landscaped courtyard. 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.

### Section 210-70. R-TH Single-Family Townhouse District.

**210-70.1 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.

### Section 210-80. R-IF Residential In-Fill District.

**210-80.1 Purpose and Intent.** This zoning district is intended primarily for missing middle housing in areas where public water supply and sewerage facilities are available or can be obtained and where there is convenient access to local streets, collector streets, major thoroughfares or state or interstate highways.

### Section 210-90. LRR Low-Rise Residential Multifamily District.

**210-90.1 Purpose and Intent.** This zoning district is intended primarily for low-rise multifamily buildings in areas where public water supply and sewerage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways.

### Section 210-100. MRR Mid-Rise Residential Multifamily District.

**210-100.1 Purpose and Intent.** This zoning district is intended primarily for mid-rise multifamily dwellings where public water supply and sewerage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways.

### Section 210-110. HRR High-Rise Residential Multifamily District.

**210-110.1 Purpose and Intent.** This zoning district is intended primarily for high-rise multifamily dwellings in areas where public water supply and sewerage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways.

### Section 210-120. Dimensional Standards for Base Residential Zoning Districts

	RA-200	R-LL	R-100	R-75	R-60	R-SR	R-TH	R-IF	LRR	MRR	HRR
Max. FAR	N/A	N/A	N/A	N/A	N/A	N/A <sup>4</sup>	N/A	N/A	0.5	1.0	None
Max. Density (units per acre)	N/A	N/A	N/A	3.0	4.0	6.0 <sup>6</sup>	10.0	N/A	N/A	N/A	N/A
Min. Lot Size (sq. ft.) <sup>1</sup>	40,000	32,000	15,000	10,500	7,200	5,000 <sup>4</sup>	N/A	N/A	N/A	N/A	N/A
Min. Lot Width (ft.)	200	125	100	75	60	50 <sup>4</sup>	N/A	N/A	100	100	100
Max. Coverage (% of lot)	25	25	45	55	60	70 <sup>4</sup>	N/A	N/A	N/A	N/A	N/A
Min. Front Yard (ft.) <sup>2</sup>	35	35	25	20	15	10 <sup>4</sup>	10 <sup>3</sup>	10	0	0	0
Min. Rear Yard (ft.)	40	40	30	25	20	20 <sup>4</sup>	25 <sup>3</sup>	20	0	0	0
Min. Side Yard (ft.)	20	20	10	7.5	5	5 <sup>4</sup>	5 <sup>3</sup>	7.5	0	0	0
Max. Bldg. Height (ft.)	35	35	35	35	35	35	40	45	60	75	N/A
Min. Project Area (acres)	N/A	N/A	N/A	N/A	N/A	10	2	N/A	N/A	N/A	N/A
Min. Open Space (% of area) <sup>5</sup>	N/A	N/A	10	10	10	10	10	10	10	10	10



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<sup>1</sup> Larger minimum lot sizes may be required for lots served by septic.

<sup>2</sup> Where the backs or sides of single-family attached or detached residential units are oriented toward an external public street, a 40-foot-wide setback with a 10-foot-wide landscape strip adjacent to the right-of-way shall be required between the property line and residential units.

<sup>3</sup> External property line setbacks.

<sup>4</sup> For detached lots only. Attached villas are subject to the conditional use requirements of this Chapter.

<sup>5</sup> Does not apply to individual lots within single-family detached residential zoning districts.

<sup>6</sup> For attached villas only. The maximum density for detached lots shall be 4.0.

### Section 210-130. Permitted Uses within Residential Zoning Districts

**210.130.1** The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner so listed. Any use not listed in said table shall be prohibited, except as contained herein. Additionally, for any use not listed in said table, the director shall have the authority to determine the most appropriate zoning district(s) and/or Special Use Permit requirements for such use, after receiving documentation from the property owner adequately outlining and describing the specific details of the proposed use.

**P:** Permitted use.

**S:** Special use requiring a Special Use Permit subject to approval following the application procedures and requirements in Section 270-30 of the UDO.

**C:** Conditional use subject to the additional requirements in Section 210-120.

Land Use	RA-200	R-LL	R-100	R-75	R-60	R-SR	R-TH	R-IF	LRR	MRR	HRR
<b>Agricultural Uses</b>											
Agricultural Uses (crop or animal production)	C										
Agricultura Uses (livestock)	C	C	C	C	C	C	C	C			
Animal Hospital or Veterinary Clinic	S										
Beekeeping	P	C	C	C	C	C	C	C	C	C	C
Community Garden	C	C	C	C	C	C	C	C	C	C	C
Country Clubs and Golf Courses	C	S	S	S							
Equestrian Facility, Riding Stables or Academy	S/C										
Farm Winery	P										
Farmer's Market (off-site products)	S/C										
Farmer's Market (on-site products only)	C										

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Fishing Club or Fishing Pond	P										
Forestry and Logging	P										
Golf Driving Range	S										
Greenhouse or Plant Nursery (wholesale)	P										
Kennel or Pet Boarding	S/C										
Livestock Sales Pavilion or Auction Facility	S/C										
Shooting and Archery Ranges and similar outdoor recreation facilities	S/C										
Wild Animals, keeping of	S/C										
<b>Non-Residential Uses</b>											
<b>Land Use</b>	<b>RA-200</b>	<b>R-LL</b>	<b>R-100</b>	<b>R-75</b>	<b>R-60</b>	<b>R-SR</b>	<b>R-TH</b>	<b>R-IF</b>	<b>LRR</b>	<b>MRR</b>	<b>HRR</b>
Bed and Breakfast Inn	C	S/C	S/C								
Cemetery, Family or Mausoleum	S/C	S/C	S/C	S/C							
Community Center or Cultural Facility	S/C		S/C	S/C							
Day Care Facility (family)	P	P	P	P	P						
Landfill	S/C										
Place of Worship	C	C	C	C	C	C	C	C	C	C	C
Recreational Vehicle Park or Campground	S										
Residential Rehab. Center	S/C		S/C								
Sawmills and Logging Facility	S										
School, Private (College or University)	S		S								
School, Private (Primary and Secondary)	S/C		S/C								
Short-term Rentals	C	C	C	C	C	C	C	C	C	C	C
Special Events/Banquet Facility or Rental Hall	S/C										
Utility transmission and monitoring facilities	S	S	S	S	S	S	S	S	S	S	S
<b>Residential Uses</b>											
<b>Land Use</b>	<b>RA-200</b>	<b>R-LL</b>	<b>R-100</b>	<b>R-75</b>	<b>R-60</b>	<b>R-SR</b>	<b>R-TH</b>	<b>R-IF</b>	<b>LRR</b>	<b>MRR</b>	<b>HRR</b>
Customary Home Occupation	C	C	C	C	C	C	C	C	C	C	C

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Dormitory	S								P	P	P
Dwelling, Accessory	C	C	C	C	C	C	C	C			
Dwelling, Boarding or Rooming House									C	C	C
Dwelling, Cottage Court				C	C			C			
Dwelling, Duplex								C	C		
Dwelling, Fourplex								C	C		
Dwelling, Live/Work							C	C	C	C	C
Dwelling, Mobile or Manufactured Home	P										
Dwelling, Multifamily									C	C	C
Dwelling, Multiplex								C	C		
Dwelling, Senior-Oriented						C					
Dwelling, Single-Family Detached	P	P	P	P	P			P			
Dwelling, Townhouse							P	P			
Dwelling, Triplex								C	C		
Personal Care Home, Congregate	S/C	S/C	S/C								
Personal Care Home, Family	C	C	C								
Personal Care Home, Group	S/C	S/C	S/C								
Retirement Community, Independent Living									P	P	P

### Section 210-140. Conditional Uses within Base Residential Zoning Districts

**210-140.1 Agricultural Uses (crop production).** Corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.

#### 210-140.2 Agricultural Uses (livestock)

- A. In the RA-200 Zoning District: The keeping of livestock shall be permitted. Corrals, stables, barns, pens, coops, chicken houses, and other similar livestock quarters shall be located no closer than 100 feet to any property line.
- B. In all other zoning districts: the raising and keeping of livestock for personal pleasure or utility on a parcel which contains the dwelling of the owner of the livestock is permitted, provided that the parcel is at least 3 acres in area and all animal quarters are located no closer than 100 feet from any property line.
  1. In non-agricultural residential zoning districts, the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner is permitted, subject to the following requirements:
    - a. The minimum lot size for the keeping of chickens shall be ten thousand five hundred (10,500) square feet.

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- b. Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.
- c. Minimum pen area for chickens shall be ten (10) square feet per chicken.
- d. Chickens must be housed at least twenty (20) feet from any property line, and fifty (50) feet from any residence on an adjoining parcel.
- e. Any structure housing chickens must be located in the rear yard.
- f. The keeping of roosters shall be a prohibited use, for which a variance is not authorized.
- g. The maximum number of chickens shall be as follows: Lots 10,500 square feet to 12,499 square feet: maximum of 3 chickens; lots 12,500 square feet to 24,999 square feet: maximum of 5 chickens; lots 25,000 square feet to 39,999 square feet: maximum of 8 chickens; lots of 40,000 square feet to 2.99 acres: maximum of 10 chickens; lots 3 acres or larger: no maximum.
- h. Each coop shall have at least four (4) square feet of floor space per chicken over four (4) months old.
- i. Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter or sale.
- j. Chickens must be kept under sanitary conditions and shall not be a public nuisance as defined by State law.

**210.140.3 Bed and Breakfast Inn.** Bed and Breakfast Inns shall be subject to the following requirements:

- A. The operator of the establishment shall reside on the site.
- B. The use shall have a lot area of not less than 20,000 square feet. The structure shall have a minimum heated floor area of 2,500 square feet.
- C. No guest shall reside in a Bed and Breakfast Inn for a period in excess of 14 days.
- D. The structure shall be compatible with the character of the neighborhood in terms of height, setbacks and bulk. Any modifications to the structure shall be compatible with the character of the neighborhood.
- E. Guestrooms may not be equipped with cooking facilities.
- F. Food may be served on the premises only for overnight guests and employees of the Bed and Breakfast Inn.

**210-140.4 Beekeeping.** Beekeeping shall meet the following requirements:

- A. Honeybees shall not be kept on lots containing less than 10,000-square feet. No more than two colonies or hives, with only two swarms, shall be allowed per 10,000 square feet of lot area.
- B. Hives shall be marked or identified to notify visitors.
- C. No hive shall exceed 20 cubic feet in volume.
- D. No hive shall be located closer than ten feet from any property line or 25 feet from any principal building on an adjoining parcel.
- E. No hive shall be located closer than 50 feet from a public right-of-way.
- F. A constant supply of water shall be provided for all hives.
- G. A flyway barrier at least six feet in height shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of a wall, fence, dense vegetation, or a combination thereof.

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- H. Any colony or hive which becomes a nuisance as defined by state law must be removed by the owner.
- I. Abandoned colonies or hives and diseased bees shall be removed (this shall not prohibit the use of swarm traps) by the owner.

**210-140.5 Cemetery, Family Cemetery or Mausoleum.** Except when accessory to a place of worship; cemeteries, family cemeteries and mausoleums shall conform to the following requirements:

- A. The use shall have frontage on a street classified as a Collector or Arterial roadway or along a State Highway, and the entrance and exits shall only be from the classified street on which it fronts.
- B. The use shall be bordered by a 25-foot in depth buffer and a minimum six-foot-high decorative fence or wall along all its exterior property lines not bordering the frontage street and not extending into the required front yard. The buffer strip shall be planted with evergreen trees or shrubs that grow at least eight feet tall and provide an effective visual screen. A 25-foot in depth buffer and a four-foot-high decorative fence or wall shall be installed along the right-of-way of any abutting public street.
- C. Prior to permit approval, a site plan and a covenant for perpetual care shall be submitted to the Department of Planning and Development. The covenant for perpetual care shall include measures to be undertaken to preserve, protect, and provide for ongoing maintenance including the fencing, landscaping, and gravesites.
- D. The covenant for perpetual care and a plat of survey delineating the limits of the use shall be recorded in the Gwinnett County Clerk of Superior Court (Deeds and Records).

**210.140.6 Community Garden.** Community gardens shall be subject to the following requirements:

- A. Outdoor lighting shall be prohibited.
- B. The garden shall be within a fully fenced area.
- C. Signage shall be limited to a single, non-illuminated sign of no more than four square feet.
- D. Gardening equipment and machinery must be stored in an enclosed, secure building or shed and meet all required setbacks.
- E. Retail sales shall be prohibited.
- F. Composting is permitted on the premises if stored in a manner that controls odor, prevents insect or rodent infestation, and minimizes runoff into waterways and onto adjacent properties.
- G. The garden must maintain an orderly appearance and may not be neglected or allowed to become overgrown or eroded.
- H. If a community garden ceases operation, and is no longer desired by the owners, it shall be stabilized with grass, trees and/or shrubbery in accordance with a plan submitted for approval by the Director.

**210.140.7 Community Center or Cultural Facility .** Community centers or cultural facilities shall conform to the following requirements and restrictions. Properties not meeting these requirements shall be required to obtain a Special Use Permit.

- A. The-use shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway on a site of not less than five acres with at least 250 feet of road frontage.
- B. All buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
- C. Parking shall not be permitted within the minimum required front building setback.
- D. A minimum 50-foot in depth buffer shall be provided adjacent to residentially zoned properties.

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- E. The following additional uses may be permitted as accessory to a community center or cultural facility only upon approval of a Special Use Permit:
  - 1. Lighted outdoor ball fields, pools, or similar recreation facilities.
  - 2. Cemeteries or mausoleums.
  - 3. Day Care Centers.
  - 4. Private schools (K-12).

**210.140.8 Country Club.** Properties not meeting the following requirements shall be required to obtain a Special Use Permit.

- A. The main clubhouse entrance shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway, unless the entrance is located internal to a planned golf course residential development.
- B. The property shall contain a minimum of ten acres and a minimum 300 feet of road frontage.
- C. Adequate off-street parking shall be provided for the use.
- D. Buildings and parking lots shall be located not less than 50 feet from any street and not less than 40 feet from any side or rear property line.
- E. Any driving ranges shall be located not less than 50 feet from any street and not less than 100 feet from any side or rear property line.

**210.140.9 Customary Home Occupation.** Customary Home Occupations shall be subject to the following requirements and restrictions:

- A. The home occupation shall be carried on only by a member or members of the family residing in the residence.
- B. No sale of items may occur on the premises unless a Special Use Permit is granted by the Board of Commissioners.
- C. Personal services may be provided to a maximum of two clients in the residence at any given time. Service hours shall be limited to between 8 AM to 7 PM daily. A maximum of 5 clients may receive service in any residence per day.
- D. The home occupation shall not involve group instruction or group assembly of people on the premises.
- E. There shall be no exterior evidence of the conduct of a home occupation. The home occupation shall be conducted only within the enclosed living area of the home (including basement, if any). There shall be no display or storage of products, materials, or machinery where they may be visible from the exterior of the residence.
- F. Except as contained herein, the conduct of the home occupation shall neither increase the normal flow of traffic nor shall it increase either on-street or off-street parking.
- G. No equipment. Supplies or materials may be utilized or stored in the conduct of the home occupation except those which are normally used for domestic or household purposes.
- H. No more than 25 percent of the dwelling unit may be used for conducting the home occupation.
- I. One business vehicle used exclusively by the resident is permissible. This vehicle may only be an automobile, pick-up truck, van, or sport-utility vehicle.
- J. Any deviations from these requirements shall require approval as a Special Use Permit.

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**210.140.10 Dwelling, Accessory.** Detached accessory dwellings shall only be located in a rear yard, and shall be subject to the following setback requirements:

Zoning District	Side Yard Setback	Rear Yard Setback
RA-200 and R-LL	20 feet	40 feet
R-100	10 feet	20 feet
R-75, R-60, R-SR, TND	10 feet	15 feet
R-IF	5 feet	10 feet

Prior to occupancy of an accessory dwelling unit, the owner of the principal single-family dwelling shall apply for a Certificate of Occupancy for the accessory dwelling and pay a fee established by the Board of Commissioners. The Director shall arrange for an inspection of the subject accessory dwelling and certify that the requirements below are met.

Accessory dwellings shall be subject to the following requirements:

- A. No more than one accessory dwelling unit per primary dwelling unit.
- B. The primary dwelling unit shall be owner-occupied.
- C. The accessory dwelling unit shall not exceed 50% of the principal residence's heated floor area.
- D. The accessory dwelling unit may be in a separate building from the primary dwelling unit or may be attached to the principal residence and accessible from a separate entrance.
- E. If in a separate building, the height of the building containing the accessory dwelling shall not exceed the height of the principal dwelling.
- F. Detached accessory dwellings shall be constructed with the same or similar and compatible exterior style, materials, roof type and slope, doors, window style and proportions, color, trim and landscaping as the principal dwelling.
- G. Accessory dwelling units shall contain a full kitchen—and at least one full bathroom.
- H. The occupants of an accessory dwelling shall not be included in the calculation of occupancy for the primary dwelling or for the lot under the definition of a family.
- I. An accessory dwelling unit shall have at least one paved off-street parking space dedicated for the use, in addition to any parking spaces for the primary dwelling unit.
- J. An accessory dwelling shall have a separate electrical meter and service panel with main disconnect.
- K. An accessory dwelling shall have a backflow preventer and shut-off valve on the potable water service line.

**210.140.11 Dwelling, Cottage Court.** Cottage Court developments must meet the following additional requirements:

- A. Cottage cluster development shall be designed to accommodate a minimum of four and a maximum of twelve detached dwelling units surrounding a shared internal courtyard. Each unit shall have a usable front porch with direct access to the courtyard.
- B. Front porches may encroach up to 6 feet into the courtyard.
- C. Each dwelling unit shall have a maximum building footprint of 1,200 square feet and a maximum building height of 24 feet or 1.5 stories.
- D. Courtyards shall be a minimum of 3,000 square feet in size or 600 square feet per unit, whichever is greater. A minimum of 70 percent of the courtyard shall consist of pervious material, of which a

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minimum of 50 percent of the courtyard shall be landscaped. Courtyards shall not be parked or driven upon except for emergency access and permitted temporary events.

- E. A cottage development may be subdivided into individual lots that do not meet the minimum street frontage requirements and may be treated as fee-simple or condominium lots.

**210.140.12 Dwelling, Duplex.** Duplex dwellings shall meet the following additional requirements:

- A. Duplexes shall be oriented toward abutting external streets.
- B. Duplexes may be side-by-side or stacked.
- C. Each unit shall have a full kitchen and at least one full bathroom and bedroom.
- D. Duplexes shall meet the additional following design guidelines:
  - 1. Have a usable front porch.
  - 2. Shall be designed to have the external appearance of one single-family home.
- E. Duplexes in the R-IF District shall be located on individual lots meeting the following additional requirements:
  - 1. Minimum lot size: 5,000 square feet.

**210.140.13 Dwelling, Fourplex.** Fourplex dwellings shall meet the following additional requirements:

- A. Fourplexes shall be oriented toward abutting external streets.
- B. Fourplexes may be side-by-side and/or stacked.
- C. Each unit shall have a full kitchen and at least one full bathroom and bedroom.
- D. Fourplexes shall meet the additional following design guidelines:
  - 1. Have a usable front porch.
  - 2. Shall be designed to have the external appearance of one single-family home.
- E. Fourplexes in the R-IF District shall be located on individual lots meeting the following additional requirements:
  - 1. Minimum lot size: 7,200 square feet.
  - 2. Minimum front yard setback: 15 feet.
  - 3. Minimum rear yard setback: 20 feet.

**210.140.14 Dwelling, Live/work.** Live/work dwellings shall meet the following additional requirements:

- A. Each live/work unit shall contain a minimum of 1,500 square feet of heated floor area, of which the non-residential (work) portion of the unit shall be no less than 500 square feet.
- B. Live/work units shall be on the ground floor and oriented toward the street.
- C. An occupational tax certificate for the non-residential (work) use shall be required. Live/work units shall not be considered home occupations.
- D. Shall be limited to professional office and personal service uses.
- E. Shall meet the parking requirements for both uses.
- F. Live/work units in the R-TH district shall meet the following additional requirements:



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1. Shall be limited to no more than 10 percent of total units within a townhouse development.
2. Shall be limited to professional office uses only. No personal service uses shall be permitted.
3. One additional off-street parking space shall be required for each live/work unit.
4. Shall be limited to no more than one business related visitor at any given time. Business related visitors shall be limited to the hours of 8 AM to 5 PM, Monday through Friday.

**210.140.15 Dwelling, Multifamily.** Multifamily dwellings shall meet the following additional requirements:

- A. No more than 20 percent of units may be efficiency units.
- B. No more than 10 percent of units may include three or more bedrooms.
- C. No more than 5 percent of units may be carriage houses. Carriage houses and detached garages shall not be located adjacent to an abutting external street and shall be constructed of the same façade materials of the principal structure(s).
- D. The fronts of buildings shall be oriented toward abutting external streets with at least one direct pedestrian connection to external sidewalks.
- E. No more than 20 percent of provided off-street parking spaces may be located between the façade of the building and the street on which the building faces. All off-street parking areas within the front yard shall be screened from external rights-of-way with landscaping.
- F. In the MMR and HRR zoning districts, up to 10 percent of ground floor space may be utilized as office and/or retail uses.
- G. A minimum of 25 percent of units shall include usable balcony/patio space.

**210.140.16 Dwelling, Multiplex.** Multiplex dwellings shall meet the following additional requirements:

- A. Shall be limited to a minimum of five units and a maximum of 12 units.
- B. No more than 20 percent of units may be efficiency units.
- C. Multiplexes shall be oriented toward abutting external streets.
- D. Multiplex units may be side-by-side and/or stacked.
- E. Shall have one or more direct pedestrian connections to external sidewalks.
- F. Shall include shared open space to include shared lawns, courtyards, community gardens, roof gardens, play areas, etc. Any open space that includes structures such as play equipment, accessory structures, etc. shall be located within the rear yard.
- G. Units shall be accessed from internal corridors with mechanical ventilation. Breezeway and corridor natural ventilation openings in the exterior façade shall be prohibited.
- H. Off-street parking shall not be located within the front yard and shall be screened from external rights-of-way.
- I. Multiplexes shall meet the additional following design guidelines.
  1. Facades shall be broken up horizontally, through building materials and offsets.
  2. In the R-IF District, shall have focused, predominant entryways with no more than two entry points or have the appearance of no more than two entry points. If located on

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corner lot, no more than two entry points may be oriented toward an external street.

- J. Multiplexes in the R-IF District shall be located on individual lots meeting the following additional requirements:

1. Minimum lot size: 8,000 square feet.
2. Minimum front yard setback: 15 feet.
3. Minimum rear yard setback: 20 feet.
4. Minimum side yard setback: 10 feet.

**210.140.17 Dwelling, Senior Oriented.** Senior oriented dwellings shall meet the following additional requirements:

- A. Attached Villas shall meet the following requirements:
1. Villa developments shall have at least 50 feet of frontage on an external road.
  2. Units shall be at least 40 feet in width.
  3. A minimum 20 foot setback shall be maintained between buildings.
  4. The following setbacks shall apply to the perimeter of the development: Minimum front yard: 20 feet, Minimum side yard: 10 feet, Minimum rear yard: 20 feet.
  5. Villa buildings shall have a minimum of three units and a maximum of four units.
- B. All homes shall be limited to one-story; however, bonus rooms in attics shall be allowed.
- C. All homes shall include a double-car garage.
- D. All dwellings shall incorporate ADA accessibility standards and shall include the following:
1. Easy access step free feature at entrances to the unit.
  2. Easy passage feature requiring 32-inch wide, clear passage doorways throughout the unit.
  3. Easy use feature requiring wheelchair accessible bedroom(s), kitchen, entertainment area and bathroom(s), via step-free entrance.
- E. The R-SR District shall require a mandatory homeowners association. The association shall publish and adhere to policies and procedures that demonstrate that the community is intended to provide housing for persons 55 and over including maintaining surveys or affidavits verifying compliance with 55 and older occupancy requirements as permitted by 42 U.S.C. Section 3607, (b) (2) (c) of the Federal Fair Housing Act. The association shall also include declarations and bylaws including rules and regulations, which shall at a minimum regulate and control the following:
1. Restriction on homes being occupied, with at least 80 percent of the occupied units occupied by at least one resident who is age 55 or older.
  2. Restrictions on single-family residential use only and leasing of units. No more than 10 percent of the total units may be leased by individual owners at any one time.
  3. Maintenance of exterior items such as fences, lawn ornaments and restrictions on removal of landscaped areas and buffers.

**210.140.18 Dwelling, Townhouse.** Townhouse dwellings shall meet the following additional requirements:

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- A. All townhouse dwellings shall include a minimum one-car garage that is either under the unit or detached. Garage doors shall be setback at least 18 ft. from the adjacent sidewalk or alley so that a parked vehicle in the driveway will not obstruct the sidewalk or alley.
- B. All townhouse buildings shall include a continuous sidewalk no less than 3 ft. in width connecting front entrances of all dwellings
- C. The fronts of buildings shall be oriented toward abutting external streets with at least one direct pedestrian connection to external sidewalks.
- D. All townhouse units shall provide a usable front porch.
- E. Additional guest parking shall be provided at a ratio of 0.25 spaces per dwelling unit. Guest parking may either be provided as on-street parallel parking or with separate off-street parking lots. Guest parking shall be distributed throughout the development or in a centrally located location.
- F. All townhouse developments shall include a minimum of 50 feet of external road frontage.

**210.140.19 Dwelling, Triplex.** Triplex dwellings shall meet the following additional requirements:

- A. Triplexes shall be oriented toward abutting external streets.
- B. Triplexes may be side-by-side and/or stacked.
- C. Each unit shall have a full kitchen and at least one full bathroom and bedroom.
- D. Triplexes shall meet the additional following design guidelines:
  - 1. Have a usable front porch.
  - 2. Shall be designed to have the external appearance of one single-family home.
- E. Triplexes in the R-IF District shall be located on individual lots meeting the following additional requirements:
  - 1. Minimum lot size: 5,000 square feet.
  - 2. Minimum front yard setback: 15 feet.
  - 3. Minimum rear yard setback: 20 feet.

**210.140.20 Equestrian Facilities, Riding Stables, or Academies.** Stables, corrals, riding rings and other similar facilities shall be located no closer than 100 feet to any property line.

**210.140.21 Farmers' Markets (on-site products only).** Any temporary or permanent structure for the sale of farm products shall be located no closer than 35 feet to any property line and may be no larger than 1,000 square feet.

**210.140.22 Kennels and Pet Boarding.** Dog runs, pens and other similar facilities shall be located no closer than 100 feet to any property line.

**210.140.23 Landfills.** Landfills shall meet the following requirements:

- A. A minimum 200 foot in depth natural, undisturbed buffer shall be provided between all active waste burial areas and exterior property lines except for approved perpendicular access and utility crossings.
- B. A minimum 75 foot in depth natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.

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- C. The limits of any 100-year floodplain or a stream buffer of 200 feet, whichever is greater, shall be preserved as natural, undisturbed area except for approved perpendicular access and utility crossings.
- D. The entire site shall be fenced with a minimum eight-foot-tall chain link security fence.
- E. The landfill shall be located on or have direct private access to a road classified as a major collector, minor arterial, major arterial, or principal arterial.
- F. A report detailing the phasing of the landfill and plans for closure and reclamation shall be provided prior to issuance of any permits.
- G. Sanitary landfills allowed within the Big Haynes Creek Watershed shall utilize synthetic liners and leachate collection systems.
- H. The following waste disposal activities, recycling facilities, and recovery activities shall be permitted as accessory uses to landfills, unless otherwise stipulated by the Board:
  - 1. Composting, Municipal Solid Waste.
  - 2. Composting, Yard Trimmings.
  - 3. Consumer Recycling Centers.
  - 4. Gas Recovery/Gas Co-generation Plant.
  - 5. Recovered Materials Processing Facility.
  - 6. Solid Waste Transfer Stations.
- I. Facilities which handle hazardous materials, of the types and amounts determined by the Georgia Department of Natural Resources, shall perform all operations on impermeable surfaces having spill and leak protection systems as prescribed by the Georgia Department of Natural Resources.
- J. The property shall contain a minimum of 100 acres.
- K. Within the Big Haynes Creek and Alcovy River Watersheds, landfills and hazardous waste facilities are subject to the following:
  - 1. New sanitary landfills shall utilize synthetic liners and leachate collection systems.
  - 2. Hazardous waste treatment or disposal facilities are prohibited.
  - 3. Facilities which handle hazardous materials, of the types and amounts determined by the Georgia Department of Natural Resources, shall perform all operations on impermeable surfaces having spill and leak protection systems as prescribed by the Georgia Department of Natural Resources.

**210.140.24 Livestock Sales Pavilion or Auction Facility.** Livestock Sales Pavilions or Auction Facilities shall meet the following standards:

- A. Such facilities shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway.
- B. The property shall contain a minimum of 10 acres.
- C. Livestock sales pavilions, auction facilities, show rings or other arenas for the display, exhibition training or sale of livestock, and animal quarters shall be located no closer than 100 feet to any property line.
- D. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the use.

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**210.140.25 Personal Care Home, Congregate.** Congregate Personal Care Homes shall be located on a lot of at least 1 acre in size and shall be limited to sixteen or more residents.

**210.140.26 Personal Care Home, Family.** Family Personal Care Homes shall be located on a lot of at least 1 acre in size and shall be limited to no more than six residents.

**210.140.27 Personal Care Home, Group.** Group Personal Care Homes shall be located on a lot of at least 1 acre in size and shall be limited to between 7 and 15 residents.

**210.140.28 Places of Worship.** In all residential zoning districts, places of worship shall conform to the following requirements. Residentially zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.

- A. They shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway on a site of not less than five acres with 250 feet of road frontage.
- B. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
- C. Parking shall not be provided in the front building setback area.
- D. A minimum 20-foot in depth buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in depth adjoining a detention pond and any church recreation facilities, such as, but not limited to an indoor gym or outdoor playground.
- E. The place of worship may utilize one manufactured building for worship services for an initial period not to exceed one ~~three~~ years.
- F. Uses Requiring Special Use Permit. In residential zoning, the following additional uses may be permitted as accessory to a place of worship only upon approval of a Special Use Permit:
  - 1. Lighted outdoor ball fields, pools, or similar recreation facilities.
  - 2. Cemeteries or mausoleums.
  - 3. Day Care Centers.
  - 4. Kindergartens.
  - 5. Private schools (K-12).
  - 6. Health and social services: including out-patient clinics, transitional housing, shelters, and other similar facilities.

**210.140.29 School, Private.** Private schools shall conform to the following requirements:

- A. The use shall be located on property with direct access to a roadway classified as a collector or higher category.
- B. Minimum Lot Size (based on the highest grade level offered):
  - 1. Elementary School: two acres, plus one additional acre for each 100 students based on the design capacity of the school.
  - 2. Middle School: three acres plus one additional acre for each 100 students based on the design capacity of the school.
  - 3. High School: five acres, plus one additional acre for each 100 students based on the design capacity of the school.
- C. When adjacent to a residential zoning district, the following additional standards shall apply:

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1. A minimum 50-foot in depth natural, undisturbed buffer shall be maintained adjacent to residential zoning is required.
  2. Driveways and parking areas must set back at least 25 feet from side property lines and five feet from any buffer.
  3. Parking lots or outdoor lights shall not be closer than 100 feet from residences on adjacent property.
  4. Outdoor recreational facilities shall be located at least 100 feet from property lines of adjacent residential properties.
- D. Accessory Uses and Facilities. In addition to the accessory uses and facilities that are permitted in Chapter 230 for the zoning district in which the private school is located, additional accessory uses and facilities are permitted that are customarily associated with schools and intended primarily for the use of students, such as an auditorium, library, administrative offices, cafeteria and related kitchen and dining area, or outdoor recreational facilities.

**210.140.30 Shooting and Archery Ranges and similar Outdoor Recreation Facilities.** Shooting and Archery Ranges and similar Outdoor Recreation Facilities shall conform to the following requirements:

- A. Outdoor shooting ranges shall be located on properties with a minimum of 20 acres.
- B. Outdoor recreation activities may include:
  1. Community or private sports practices or games,
  2. Paintball, zip lines, mudder or obstacle courses, or similar activities.
  3. Other such activities, as may be authorized at the discretion of the Director of Planning and Development.
- C. Adequate off-street parking and restroom facilities shall be provided on-site.
- D. No buildings or facilities associated with the use shall be located closer than 100 feet to any property line. Outdoor shooting ranges shall be a minimum of 300 feet from any property line.

**210.140.31 Short-term Rentals.** Short-term Rental Facilities shall conform to the following requirements:

- A. There shall be no exterior evidence that a dwelling is being used as a short-term rental.
- B. Outdoor parking shall only be provided on hard surface areas on the property and shall not be permitted outside such hard surface areas consistent with the provisions of this title. There shall be no parking on the street, on neighboring properties, in the yard, or in the right-of-way.
- C. The occupancy for a short-term rental shall be limited to two adults per bedroom. The total number of occupants of a dwelling unit must meet the definition of family provided in this UDO.
- D. The property owner or responsible property manager shall at all times maintain their contact information posted in a conspicuous location near the primary entrance to the home.

**210.140.32 Special Events/Banquet Facility or Rental Hall.** Special Events/Banquet Facilities or Rental Halls shall conform to the following requirements.

- A. Such facilities shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway.
- B. The property shall contain a minimum of 3 acres.

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- C. Activities shall be limited to community or private parties, gatherings or charity events; weddings, wedding receptions; showers; business functions. Other similar events may also be included, at the discretion of the Director of Planning and Development.
- D. Guests shall be limited to no more than 150 (subject to fire code limitations) at any one time. During inclement weather there shall be sufficient space to safely shelter guests. Adequate, permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Board of Health and building code requirements.
- E. Special event hours of operation shall be limited to between 9:00 a.m. and 11:00 p.m.
- F. Adequate off-street parking facilities shall be provided on-site.
- G. A minimum 50-foot-wide buffer shall be provided to all adjacent to all residentially zoned properties.

**210.140.33 Wild Animals (raising and keeping of).** Any resident who keeps a wild or exotic animal shall meet the following requirements:

- A. The owner or custodian of wild or exotic animals shall obtain any and all necessary permits and meet all requirements of the State of Georgia for such activity.
- B. No animal quarters may be located closer than 200 feet to any property line

## Chapter 211. Base Non-Residential Zoning Districts

### Section 211-10. O-I Office-Institutional District.

**211-10.1 Purpose and Intent.** The O-I Office-Institutional District is intended to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings.

### Section 211-20. C-1 Neighborhood Business District.

**211-20.1 Purpose and Intent.** The C-1 Neighborhood Business District is intended to provide for commercial uses of a convenience nature for nearby residential neighborhoods. These uses are intended to be facilities serving the everyday needs of these nearby neighborhoods rather than the larger community. The residential character of the area surrounding this district shall be of primary consideration when Rezonings, Special Use Permits or Variances to these regulations are reviewed.

### Section 211-30. C-2 General Business District.

**211-30.1 Purpose and Intent.** The C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and intersections for various types of business use. These uses include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. The intensity of development and uses in the C-2 General Business District is greater than in the C-1 Neighborhood Business District because it is intended to serve a greater population and to offer a wider range of goods and services.

### Section 211-40. C-3 Highway Business District.

**211.40.1 Purpose and Intent.** The C-3 Highway Business District is intended for business uses which require locations accessible to major highways and arterials that serve significant portions of the community. The C-3 district allows an intensity of development and uses that is greater than in the C-2 General Business District because it is intended to serve a greater population and to offer a wider range of goods and services. Due to the nature of the businesses permitted within the C-3 district, the zoning district should be limited to property fronting on principal arterials, major arterials or minor arterials, not indicated as residential arterials, as shown on the Long Range Road Classification Map. C-3 Districts should provide an internal transition in intensity or provide a step-down to less intensive zoning districts when adjacent to residential districts.

### Section 211-50. M-1 Light Industry District.

**211-50.1 Purpose and Intent.** The M-1 Light Industry District is comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit the intensity of industrial operations and processes. This district limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of outdoor storage which is screened and situated in a side or rear yard.

### Section 211-60. M-2 Heavy Industry District.

**211-60.1 Purpose and Intent.** The M-2 Heavy Industry District provides a location for industrial operations and processes conducted both indoors and outdoors, and which due to their intensity of use, should be located on or have ready access to a major thoroughfare or State Highway, and not in close proximity to residential areas.



### Section 211-70. Dimensional Standards for Base Non-Residential Zoning Districts

	O-I	C-1	C-2	C-3	M-1	M-2
Max. FAR	3.0 <sup>2</sup>	0.5	1.0	2.0	1.0	2.0
Min. Lot Size (acres) <sup>1</sup>	N/A	N/A	N/A	N/A	1	1
Min. Lot Width (ft.)	N/A	N/A	N/A	N/A	150	150
Max. Coverage (% of lot)	80	80	80	80	80	80
Min. Front Yard (ft.)	0	0	0	0	50	75
Min. Rear Yard (ft.)	0	0	0	0	50	75
Min. Side Yard (ft.)	0	0	0	0	25	35
Max. Bldg. Height (ft.)	75	35	45	60	45	45

<sup>1</sup> Larger minimum lot sizes may be required for lots served by septic.

<sup>2</sup> No maximum FAR within Regional Activity Centers.

### Section 211-80. Permitted Uses within Base Non-Residential Zoning Districts

211.80.1 The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner so listed. Any use not listed in said table shall be prohibited, except as contained herein. Additionally, for any use not listed in said table, the director shall have the authority to determine the most appropriate zoning district(s) and/or Special Use Permit requirements for such use, after receiving documentation from the property owner adequately outlining and describing the specific details of the proposed use.

P: A permitted use.

S: A special use requiring a Special Use Permit subject to approval following the application procedures and requirements in Section 270-30 of the UDO.

C: A conditional use subject to the additional requirements in Section 211-80.

General Commercial Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
<b>Eating and Drinking Establishments, not included below</b>		P	P	P		
Brewpub		P	P	P	P	P
Restaurant, with drive-in or drive-thru service			P	P		
<b>Lodging Establishments, not included below</b>	P	P	P	P		
Bed and Breakfast Inn		P	P	P		
Extended Stay Facility			S	S		
<b>Business, Medical, or Professional Offices, not included below</b>	P	P	P	P	P	P
Automobile Brokerage Office, no storage of vehicles	C	C	C	C	C	C
Medical Laboratory	P		P	P	P	P
Research and Testing Laboratory	P			P	P	P
Radio, Recording, or Television Studio			P	P	P	P
<b>Personal Services Establishments, not included below</b>		P	P	P		
ATM, standalone drive-up			P	P		

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Animal Care Establishment, indoor only	P	P	P	P	P	P
Animal Care Establishment, with outdoor pens or runs		S	S	P	P	p
Appliance or Electronics Repair Establishment				P	P	P
Bail Bonding Company				S		
Check Cashing/Payday Loan Establishment, Standalone			S	S		
Catering Service Establishment	P	S	P	P	P	P
Daycare Facility	P	P	P	P	S	S
Driving Instruction School				P	P	P
Locksmith Establishment		P	P	P	P	P
Massage Therapy Establishment		P	P	P		
Tattoo and Body Piercing Studio			P	P		
Taxidermy Shop				S	P	P
Tutoring and Learning Center	P	P	P	P	S	S
<b>Retail Sales or Rental of Goods Establishments, not included below</b>		P	P	P		
Copy and Print Store	P	P	P	P	P	P
Department or Wholesale Store			P	P		
Discount, Dollar, or Thrift Store			S	P		
Furniture Sales or Rental Store			P	P		
Fireworks Sales, ancillary use		P	P	P		
Fireworks Sales Establishment, principal use			S	S		
Garden Supply Center			S	P		
Home Improvement or Building Supply Store			P	P		
Pawn Shop				S		
Precious Metals Dealer Establishment			P	P		
Smoke, Novelty, or CBD Shop			P	P		
Swimming Pool Sales or Supply Establishment with Outdoor Display				P	P	P
<b>Entertainment and Recreation Uses</b>						
<b>Land Use</b>	<b>O-I</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>M-2</b>
<b>Indoor Entertainment and Recreation Facilities, not included below</b>		S	P	P	P	P
Adult Entertainment Establishment					C	C
Health or Fitness Center		P	P	P	S	S
Hookah, Vapor, or Cigar Lounge			S/C	S/C		
Lounge or Nightclub Establishment			S	P		
Microbrewery or distillery Facility			C	C	C	C
Movie Studio	P			P	P	P
Movie Theater			P	P		
Pool or Billiard Halls			P	P		
Shooting or Archery Range, indoor			S	S	S	S
Special Events Facility	S	S	P	P	S	S
<b>Outdoor Entertainment and Recreation Facilities, not included below</b>			S	P	S	S
Aircraft Landing Field, private			S	S	S	S
Shooting and Archery Range, outdoor				S	S	S
Recreational Vehicle Park or Campground			S	P		

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Civic and Institutional Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
<b>Civic, Private and Public Institutions, not listed below</b>	P	P	P	P		
Club, Lodge, or Fraternal Organization Facility	S	P	P	P	S	S
Cemetery or Mausoleum			S/C	S/C		
Community Center or Cultural Facility		P	P	P	S	S
Place of Worship	P	P	P	P	P	P
School, college, private, trade, or similar	C	C	C	C	S/C	S/C
Shelters, community or residential			S	S	S	S
<b>Hospitals and Related Healthcare Facilities, not included below</b>	P		P	P		
Nursing Home	P	P	P	P		
Residential Rehab Center (alcohol or drug)	S	S	S	S		
Personal Care Home, congregate	S	P	P	P		
Personal Care Home, Group	S	P	P	P		
Retirement Community, independent or continuing care	S					
Automobile, Truck, Recreational Vehicle, Motorcycle, Boat, ATV, and Related Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
<b>Vehicle Rental and Related Services Establishments, not included below</b>	S		S	P	P	P
Heavy Truck and Heavy Equipment Establishment					S	P
Taxi or Limousine Service Establishment				P	S	S
<b>Vehicle Repair, Service, and Body Work Establishments, not included below</b>			S	P	S	S
Aircraft Hanger or Maintenance Facility					P	P
Convenience Store, with fuel pumps			S	P		
Heavy Truck or Heavy Equipment Repair Establishment					S	P
Parts and Accessories Store, without installation			P	P		
Parts and Accessories Store, with installation			S	P		
Vehicle Washing Establishment			S/C	C		
Emissions Inspections Establishment			C	C	C	C
<b>Vehicle Sales and Related Services Establishments, not included below</b>			S/C	P/C		
Heavy Truck and Heavy Equipment Sales Establishment					P	P
Industrial Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
<b>Contractors Offices, not included below</b>				P	P	P
Carpet or Upholstery Cleaning Service Office			S	P	P	P
Heavy/Civil Construction/Logging Contractors Office					S	P
Landscaping Contractors Office			S	P	P	P
<b>Heavy Industrial Facilities, not included below</b>						P
Asphalt Plant						S
Composting Facility, municipal solid waste						S
Landfill						S

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Recovered Materials Processing Facility						S/C
Poultry or Meat Slaughterhouse or Processing Plant						S
Salvage or Junk Yard						S/C
Solid Waste Transfer Station						S
Quarrying, Mining, or Borrow Pit						S
Waste Incineration Facility						S
<b>Light Industrial Facilities, not included below</b>					P	P
Ambulance or Medical Transport Company			S	P	P	P
Carpet or Upholstery Cleaning Service			S	P	P	P
Crematory, as a principal use			S	S	S	S
Stone Yard or Stone Cutting Establishment			S	S	P	P
Bulk Storage Tank (principal use)					S	S
Truck Terminal or Intermodal Transfer Station					S	S
Towing or Wrecker Service Establishment					S	S
Wood or Lumber Processing Facility					S/C	C
<b>Warehouse, Wholesale, and Distribution Facilities, not included below</b>					P	P
Auction House				P	P	p
Self-Storage Facility, indoor climate controlled			S/C	S/C	S/C	S/C
Self-Storage Facility, all others					S/C	S/C
<b>Outdoor Sales, Storage and Display Uses</b>						
<b>Land Use</b>	<b>O-I</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>M-1</b>	<b>M-2</b>
<b>Outdoor Sales and Storage of Goods, not included below</b>			S/C	C	C	C
Automobile or Truck Storage, standalone or offsite				S/C	S/C	C
Public or Private Parking Garage or Lot, standalone	S	S	P	P	P	P
Outdoor Display of Goods, retail	C	C	C	C	C	C

### Section 211-90. Conditional Uses within Base Non-Residential Zoning Districts

**211.90.1 Adult Entertainment Establishment.** Adult Entertainment Establishments shall conform to Chapter 18, Article XI and Chapter 86, Article IV of the Gwinnett County Code of Ordinances.

**211.90.2 Automobile Brokerage Office.** Automobile Brokerage Offices shall be subject to the following requirements:

- A. The brokerage shall be limited to office activities only.
- B. Vehicles for sale or lease shall not be delivered to, displayed, or parked on the premises at any time.
- C. Maintenance, repair, refurbishing, washing, or detailing of automobiles on the premises is prohibited.

**211.90.3 Automobile or Truck Storage Lot.** Automobile or Truck Storage Lots shall be subject to the following requirements:

- A. Storage lots for commercial vehicles, semis and/or tractor trailers shall be located on a site containing no less than 10 acres.

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- B. The entire lot shall be surrounded by a 15-foot in depth buffer adjacent to any public street, a 25-foot in depth buffer adjacent to a non-residential zoning district, and a 50-foot in depth buffer adjacent to any mixed-use or residential zoning district.
- C. A security fence or wall is required enclosing the lot. The security fence or wall shall meet the requirements of Section 230-80.
- D. No outdoor sound amplification device is permitted.
- E. No inoperable or junk vehicles are permitted.
- F. Outdoor lighting shall consist of cut-off luminaires that shall be directed inward so as not to direct light onto adjacent residential property. When adjacent to residentially-zoned property, any outdoor light fixtures shall not exceed 35 feet in height.

**211.90.4 Cemetery, Family Cemetery or Mausoleum.** Except when accessory to a place of worship; cemeteries, family cemeteries and mausoleums shall conform to the following requirements:

- A. The cemetery may front only on a street classified as a Collector or Arterial roadway or along a State Highway, and the entrance and exits to the cemetery shall only be from the classified street on which it fronts.
- B. The cemetery shall be bordered by a 25-foot in depth buffer and a minimum six-foot-high decorative fence or wall along all of its exterior property lines not bordering the frontage street and not extending into the required front yard. The buffer strip shall be planted with evergreen trees or shrubs that grow at least eight feet tall and provide an effective visual screen. A 25-foot in depth buffer and a four-foot-high decorative fence or wall shall be installed along the right-of-way of any abutting public street.
- C. Prior to the approval of a request to use property as a cemetery, a site plan and a covenant for perpetual care shall be submitted to the Department of Planning and Development. The covenant for perpetual care shall include measures to be undertaken to preserve, protect, and provide for ongoing maintenance including the fencing, landscaping, and gravesites.
- D. The covenant for perpetual care and a plat of survey delineating the limits of the cemetery shall be recorded in the Gwinnett County Clerk of Superior Court (Deeds and Records).

**211.90.5 Emissions Inspection Stations.** Emissions inspection stations shall meet the following design standards:

- A. The facility shall be located in a permanent non-combustible structure.
- B. The structure shall include a designated indoor public waiting area (minimum three fixed seats) with restrooms; or as an alternative, shall provide the required designated indoor waiting area and restrooms upon the same lot, within 500 feet of the testing facility.
- C. The facility shall provide a minimum of four paved parking spaces. Drive-through facilities shall also provide a paved stacking lane for a minimum of four vehicles. Parking spaces and stacking lane shall be striped.
- D. If constructed in an existing parking lot, the facility and stacking lane(s) shall not occupy any required on-site parking space or encroach into any minimum required driveway width.

**211.90.6 Hookah/Vapor Bar or Lounge.** Hookah/Vapor Bars and Lounges shall be subject to the following restrictions:

- A. Smoking of vapor products or hookah in any establishment that serves alcohol or food shall be prohibited.

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- B. Hookah bars and lounges shall not serve patrons under the age of 21.
- C. Hookah bars and lounges shall be additionally subject to the requirements of the Smoke-free Ordinance in Article V, Chapter 38 of the Gwinnett County Code of Ordinances.

### **211.90.7 Landfills**

- A. A landfill may be permitted in certain zoning districts of Gwinnett County by Special Use Permit, after a public hearing, provided the following conditions are met:
  - 1. A minimum 200 foot in depth natural, undisturbed buffer shall be provided between all active waste burial areas and exterior property lines except for approved perpendicular access and utility crossings.
  - 2. A minimum 75 foot in depth natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.
  - 3. The limits of any 100 year floodplain or a stream buffer of 200 feet, whichever is greater, shall be preserved as natural, undisturbed area except for approved perpendicular access and utility crossings.
  - 4. The entire site shall be fenced with a minimum six foot high chain link security fence.
  - 5. The landfill shall be located on or have direct private access to a road designated on the Long Range Road Classification Map as a major collector, minor arterial, major arterial, or principal arterial.
  - 6. The applicant shall include with the Special Use Permit application a report detailing the phasing of the landfill and plans for closure and reclamation.
- B. The following waste disposal activities, recycling facilities and recovery activities shall be permitted as accessory uses to landfills, unless otherwise stipulated by the Board:
  - 1. Composting, Municipal Solid Waste.
  - 2. Composting, Yard Trimmings.
  - 3. Consumer Recycling Centers.
  - 4. Gas Recovery/Gas Co-generation Plant.
  - 5. Recovered Materials Processing Facility.
  - 6. Solid Waste Transfer Stations.
- C. Within the Big Haynes Creek and Alcovy River Watersheds, landfills and hazardous waste facilities are subject to the following:
  - 1. New sanitary landfills shall utilize synthetic liners and leachate collection systems.
  - 2. Hazardous waste treatment or disposal facilities are prohibited.
  - 3. Facilities which handle hazardous materials, of the types and amounts determined by the Georgia Department of Natural Resources, shall perform all operations on impermeable surfaces having spill and leak protection systems as prescribed by the Georgia Department of Natural Resources.

### **211-90.8. Lodging Establishment** Lodging establishments shall be subject to the following requirements:

- A. Guest rooms shall be accessed internally to the building with no direct room access to the outside. This does not prohibit balconies on individual rooms.

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- B. Each hotel/motel must provide management on duty 24 hours a day.
- C. No business may operate from any guest room within the facility.

**211.90.9 Microbrewery/Microdistillery.** Microbreweries and Microdistilleries shall be subject to the following standards.

- A. Sale of beer, malt beverages, or distilled spirits in tap rooms or tasting rooms, or as carry-out packages, shall be limited to those produced on-site.
- B. Outdoor placement of grain silos shall be allowed, subject to the Department of Planning and development review and approval of their appearance, signage, location and height.
- C. If placed outdoors, containers for spent grain shall be sealed and located in a screened service/dumpster area.

**211.90.10 Outdoor Display or Sales of Merchandise.** Outdoor display or sales of merchandise shall be subject to approval of a Special Use Permit, with the following exceptions:

- A. Automobile, truck and other vehicle sales facilities shall be exempt for the parking of vehicle inventory.
- B. Businesses which have obtained a valid Temporary Outdoor Activity Permit shall be exempt during the permit period.
- C. Merchandise may be displayed on the front sidewalk immediately adjacent to a retail building or immediately beneath an actively operating fuel island canopy, subject to the following restrictions and requirements:
  - 1. Merchandise shall be permitted only along the business' tenant bay or storefront façade.
  - 2. Merchandise shall not block an entrance or exit to or from the building.
  - 3. Merchandise displayed for sale shall be that normally found within the on-premises business.
  - 4. Merchandise shall not be located on sidewalks that are less than six feet in depth and may not extend beyond the limits of the sidewalk.
  - 5. All such display or sales shall meet applicable building, fire and safety codes.

**211.90.11 Outdoor Sales and Storage of Goods**

- A. Outdoor storage in residential zoning districts shall be governed by the Gwinnett County Property Maintenance Ordinance (PMO).
- B. In mixed-use and non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.
- C. In industrial zoning districts, outdoor storage of equipment and materials shall be allowed subject to the following restrictions and requirements:
  - 1. Outdoor storage shall be set back at least 15 feet from any side or rear property lines.
  - 2. Shall not be located within a required front yard.
  - 3. Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
  - 4. Outdoor storage shall be fully screened by a solid wood fence, masonry wall or slatted chain-link fence at least 8 feet in height.

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5. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.
6. The setback distance shall be landscaped to provide a year-round vegetative screen.

**211.90.12 Recovered Materials Processing Facility.** Recovered Materials Processing Facilities shall meet the following design standards:

- A. The minimum lot area for such facilities shall be 2 acres.
- B. Activities shall be limited to collection, sorting, compaction and shipping.
- C. Along the entire road frontage (except for approved access crossings), provide a 3-foot-high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum 6 foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
- D. The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.
- E. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.
- F. Materials collected shall not be visible and deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully-enclosed building.
- G. No outdoor storage of uncontainerized materials shall be allowed.
- H. Any outside storage areas shall be screened by a minimum eight-foot-high, solid wood fence, masonry wall or slatted chain-link fence. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.

**211.90.13 Salvage Operation or Junk Yard.**

- A. The minimum lot area for such facilities shall be 2 acres.

**211.90.14 School, college, private, trade, or similar.** Private schools shall conform to the following requirements. Properties not meeting these standards shall be required to obtain a Special Use Permit:

- A. This use shall not be located except on property with direct access to a roadway designated as a collector or higher category on the latest Gwinnett County Long Range Road Classification Map.
- B. Minimum Lot Size (based on the highest grade level offered):
  1. Elementary School: two acres, plus one additional acre for each 100 students based on the design capacity of the school.
  2. Middle School: three acres plus one additional acre for each 100 students based on the design capacity of the school.
  3. High School: five acres, plus one additional acre for each 100 students based on the design capacity of the school.
- C. When adjacent to a residential zoning district, the following additional standards shall apply:
  1. A minimum 50-foot in depth natural, undisturbed buffer shall be maintained adjacent to residential zoning is required.



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2. Driveways and parking areas must set back at least 25 feet from side property lines and five feet from any buffer.
  3. Parking lots or outdoor lights shall be closer than 100 feet from residences on adjacent property.
  4. Outdoor recreational facilities shall be located at least 100 feet from property lines of adjacent residential properties.
- D. Accessory Uses and Facilities. In addition to the accessory uses and facilities that are permitted in Chapter 230 for the zoning district in which the private school is located, additional accessory uses and facilities are permitted that are customarily associated with schools and intended primarily for the use of students, such as an auditorium, library, administrative offices, cafeteria and related kitchen and dining area, or outdoor recreational facilities.

**211.90.15 Self-Storage Facilities.** Self-Storage and Mini-Warehouse Facilities shall meet the following restrictions and design standards:

- A. Storage units shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation.
- B. Site access shall not be onto roadways classified as local residential streets.
- C. Outdoor speakers or sound amplification systems shall be prohibited.
- D. Dumpsters shall not be located within 150 feet of residentially zoned properties.
- E. Provide adequate loading and unloading areas outside of fire lanes.
- F. Adequate screening via a 6-foot-tall privacy fence and vegetation shall be provided adjacent to residentially zoned properties and subject to the review and approval of the Department of Planning and Development.
- G. Shall be indoor, climate controlled self-storage buildings without any exterior roll-up doors for individual storage units.

**211.90.16 Vehicle Sales and Related Services Establishment.** Vehicle Sales and Related Services Establishments shall meet the following restrictions and design standards:

- A. Such establishments shall be located on lots with a minimum size of two acres.

**211.90.17 Vehicle Washing Establishments.** Vehicle Washing Establishments shall meet the following restrictions and design standards:

- A. All newly constructed conveyor car washes shall install a recycled water system which captures and reuses water used in the wash or rinse cycles. A minimum of 50 percent of the water utilized shall be recycled. Car wash facilities, including hand car washes, shall utilize floor drains connected to the sanitary sewer system for collection and proper disposal of all wastewater.

**211.90.18 Wood or Lumber Processing Facility.** Wood Chipping and Shredding and Log Splitting Facilities shall meet the following restrictions and design standards:

- A. Such facilities shall not be located closer than 200 feet from residentially-zoned property.
- B. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a three foot high landscape earthen berm with a maximum slope of three to one and/or a minimum six foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

## Chapter 212. Special Residential Zoning Districts

### Section 212-10. OSC Open Space Conservation District.

**212-10.1 Purpose and Intent.** The purposes of this zoning district are as follows:

- A. To encourage the development of residential communities to preserve and protect natural and environmental resources while providing safe, walkable neighborhoods and communities that include value-added amenities such as conservation space and recreational opportunities.
- B. To enhance land, water, air, and tree resources by minimizing the area of land disturbance, reducing impervious surface, optimizing stream buffers, preserving tree cover, and encouraging retention and conservation of natural resources in common areas.
- C. To reduce infrastructure maintenance costs as a result of efficient community design.
- D. To increase conservation space and the number of interconnected greenway trails and wildlife corridors within and among residential communities.
- E. To encourage recreation opportunities within walking distance of neighborhood residents.
- F. To preserve significant historical and archeological features.
- G. To preserve and protect contiguous conservation space within developed areas of Gwinnett County.

### Section 212-20. TND Traditional Neighborhood Development District.

**212-20.1 Purpose and Intent.** The purpose of the Traditional Neighborhood Development District (TND) is to create an innovative zoning classification that encourages a pattern of neighborhood development that will be distinguished from other residential zoning districts through a diversity of lot sizes, housing types and sizes to accommodate persons of a variety of stages of life in a pedestrian-oriented setting that is well integrated with the County's neighborhoods, parks, civic spaces, and supportive services.

### Section 212-30. Dimensional Standards for Special Residential Zoning Districts

	OSC	TND
Max. Density (units per acre)	2.5	8.0
Min. Lot Size (sq. ft.) <sup>1</sup>	5,000	N/A
Min. Lot Width (ft.)	50	N/A
Max. Coverage (% of lot)	70	80 <sup>3</sup>
Min. Front Yard (ft.) <sup>2</sup>	10	10 <sup>3</sup>
Min. Rear Yard (ft.)	20	20 <sup>3</sup>
Min. Side Yard (ft.)	5	5 <sup>3</sup>
Max. Bldg. Height (ft.)	35	35
Min. Project Area (acres)	10	5
Min. Open Space (% of project area)	40	10

<sup>1</sup> Larger minimum lot sizes may be required for lots served by septic.

<sup>2</sup> Where the backs of single-family attached or detached residential units are oriented toward an external public street, a 4-foot-wide setback and a 10-foot-wide landscape strip shall be required between the sidewalk and residential units.

<sup>3</sup> For detached single family lots.

## Section 212-40. Permitted Uses within Special Residential Zoning Districts

**212.40.1** The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner so listed. Any use not listed in said table shall be prohibited, except as contained herein. Additionally, for any use not listed in said table, the director shall have the authority to determine the most appropriate zoning district(s) and/or Special Use Permit requirements for such use, after receiving documentation from the property owner adequately outlining and describing the specific details of the proposed use.

**P: A permitted use.**

**C: A conditional use subject to the additional requirements in Section 212-50.**

Land Use	OSC	TND
Beekeeping	C	C
Community Garden	C	C
Customary Home Occupation	C	C
Day Care Facility (family)	P	P <sup>1</sup>
Dwelling, Accessory	C	C
Dwelling, Cottage Court		C
Dwelling, Duplex		C
Dwelling, Live/Work		C
Dwelling, Single-Family Detached	P	P
Dwelling, Townhouse		C
Non-Residential Uses in the O-I and C-1 Zoning Districts		per Sec. 211-80
Short-term Rentals	C	C

<sup>1</sup> Within single-family detached homes only

## Section 212-50. Conditional Uses within Special Residential Zoning Districts

**212-50.1 Beekeeping.** Beekeeping shall meet the following requirements:

- A. Honeybees shall not be kept on lots containing less than 10,000 square feet. No more than two colonies or hives, with only two swarms, shall be allowed per 10,000 square feet of lot area.
- B. Hives shall be marked or identified to notify visitors.
- C. No hive shall exceed 20 cubic feet in volume.
- D. No hive shall be located closer than ten feet from any property line or 25 feet from any principal building on an adjoining parcel.
- E. No hive shall be located closer than 50 feet from a public right-of-way.
- F. A constant supply of water shall be provided for all hives.
- G. A flyway barrier at least six feet in height shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of a wall, fence, dense vegetation, or a combination thereof.
- H. Any colony or hive which becomes a nuisance as defined by state law must be removed by the owner.

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- I. Abandoned colonies or hives and diseased bees shall be removed (this shall not prohibit the use of swarm traps) by the owner.

**212.50.2 Customary Home Occupation.** Customary Home Occupations shall be subject to the following requirements and restrictions:

- A. The home occupation shall be carried on only by a member or members of the family residing in the residence.
- B. No sale of items may occur on the premises unless a Special Use Permit is granted by the Board of Commissioners.
- C. Personal services may be provided to a maximum of two clients in the residence at any given time. Service hours shall be limited to between 8 AM to 7 PM daily. A maximum of 5 clients may receive service in any residence per day.
- D. The home occupation shall not involve group instruction or group assembly of people on the premises.
- E. There shall be no exterior evidence of the conduct of a home occupation. The home occupation shall be conducted only within the enclosed living area of the home (including basement, if any). There shall be no display or storage of products, materials, or machinery where they may be visible from the exterior of the residence.
- F. Except as contained herein, the conduct of the home occupation shall neither increase the normal flow of traffic nor shall it increase either on-street or off-street parking.
- G. No equipment. Supplies or materials may be utilized or stored in the conduct of the home occupation except those which are normally used for domestic or household purposes.
- H. No more than 25 percent of the dwelling unit may be used for conducting the home occupation.
- I. One business vehicle used exclusively by the resident is permissible. This vehicle may only be an automobile, pick-up truck, van, or sport-utility vehicle.
- J. Any deviations from these requirements shall require approval as a Special Use Permit.

**212.50.3 Dwelling, Accessory.** Detached accessory dwellings shall only be located in a rear yard, and shall be subject to the following setback requirements:

Zoning District	Side Yard Setback	Rear Yard Setback
TND	5 feet	10 feet

Prior to occupancy of an accessory dwelling unit, the owner of the principal single-family dwelling shall apply for a Certificate of Occupancy for the accessory dwelling and pay a fee established by the Board of Commissioners. The Director shall arrange for an inspection of the subject accessory dwelling and certify that the requirements below are met.

Accessory dwellings shall be subject to the following requirements:

- A. No more than one accessory dwelling unit per primary dwelling unit.
- B. The primary dwelling unit shall be owner-occupied.
- C. The accessory dwelling unit shall not exceed 50% of the principal residence's heated floor area.
- D. The accessory dwelling unit may be in a separate building from the primary dwelling unit or may be attached to the principal residence and accessible from a separate entrance.
- E. If in a separate building, the height of the building containing the accessory dwelling shall not exceed the height of the principal dwelling.

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- F. Detached accessory dwellings shall be constructed with the same or similar and compatible exterior style, materials, roof type and slope, doors, window style and proportions, color, trim and landscaping as the principal dwelling.
- G. An accessory dwelling unit shall contain a full kitchen and at least one full bathroom.
- H. The occupants of an accessory dwelling shall not be included in the calculation of occupancy for the primary dwelling or for the lot under the definition of a family.
- I. An accessory dwelling unit shall have at least one paved off-street parking space dedicated for the use, in addition to any parking spaces for the primary dwelling unit.
- J. An accessory dwelling shall have a separate electrical meter and service panel with main disconnect.
- K. An accessory dwelling shall have a backflow preventer and shut-off valve on the potable water service line.

**212.50.4 Dwelling, Cottage Court.** Cottage Court developments must meet the following additional requirements:

- A. Cottage cluster development shall be designed to accommodate a minimum of four and a maximum of twelve detached dwelling units surrounding a shared internal courtyard. Each unit shall have a front porch with direct access to the courtyard.
- B. Front porches may encroach up to 6 feet into the courtyard.
- C. Each dwelling unit shall have a maximum building footprint of 1,200 square feet and a maximum building height of 24 feet or 1.5 stories.
- D. Courtyards shall be a minimum of 3,000 square feet in size or 600 square feet per unit, whichever is greater. A minimum of 70 percent of the courtyard shall consist of pervious material, of which a minimum of 50 percent of the courtyard shall be landscaped. Courtyards shall not be parked or driven upon except for emergency access and permitted temporary events.
- E. A cottage development may be subdivided into individual lots that do not meet the minimum lot development standards and may be treated as fee-simple or condominium lots.

**212.50.5 Dwelling, Duplex.** Duplex dwellings shall meet the following additional requirements:

- A. Duplexes shall be oriented toward abutting external streets.
- B. Duplexes may be side-by-side or stacked.
- C. Each unit shall have a full kitchen and at least one full bathroom and bedroom.
- D. Duplexes shall meet the additional following design guidelines:
  - 1. Have a usable front porch.
  - 2. Shall be designed to have the external appearance of one single-family home.
- E. Duplexes in the R-IF District shall be located on individual lots meeting the following additional requirements:
  - 1. Minimum lot size: 5,000 square feet.

**212.50.6 Dwelling, Live/work.** Live/work dwellings shall meet the following additional requirements:

- A. Live/work dwellings shall only be permitted within townhouse buildings.
- B. Each live/work unit shall contain a minimum of 1,500 square feet of heated floor area, of which the non-residential (work) portion of the unit shall be no less than 500 square feet.

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- C. Live/work units shall be on the ground floor and oriented toward the street.
- D. An occupational tax certificate for the non-residential (work) use shall be required. Live/work units shall not be considered home occupations.
- E. Shall be limited to no more than 10 percent of total units within a TND development.
- F. Shall be limited to professional office uses only. No personal service uses shall be permitted.
- G. One additional on-street or off-street parking space shall be required for each live/work unit.
- H. Shall be limited to no more than one business related visitor at any given time. Business related visitors shall be limited to the hours of 8 AM to 5 PM, Monday through Friday.
- I. Shall be within owner-occupied townhouses.

**212.50.7 Dwelling, Townhouse.** Townhouse dwellings shall meet the following additional requirements:

- A. All townhouse dwellings shall include a minimum one-car garage that is either under the unit or detached. Garage doors shall be setback at least 18 ft. from the adjacent sidewalk or alley so that a parked vehicle in the driveway will not obstruct the sidewalk or alley.
- B. All townhouse buildings shall include a continuous sidewalk no less than 3 ft. in width connecting front entrances of all dwellings.
- C. The fronts of buildings shall be oriented toward abutting external streets with at least one direct pedestrian connection to external sidewalks.
- D. All townhouse units shall provide a usable front porch.
- E. Additional guest parking shall be provided at a ratio of 0.25 spaces per dwelling unit. Guest parking may either be provided as on-street parallel parking or with separate off-street parking lots. Guest parking shall be distributed throughout the development or in a centrally located location.

**212.50.8 Short-term Rentals.** Short-term Rental facilities shall conform to the following requirements:

- A. There shall be no exterior evidence that a dwelling is being used as a short-term rental.
- B. Outdoor parking shall only be provided on hard surface areas on the property and shall not be permitted outside such hard surface areas consistent with the provisions of this title. There shall be no parking on the street, on neighboring properties, in the yard, or in the right-of-way.
- C. The occupancy for a short-term rental shall be limited to two adults per bedroom. The total number of occupants of a dwelling unit must meet the definition of family provided in this ordinance.
- D. The property owner or responsible property manager shall at all times maintain their contact information posted in a conspicuous location near the primary entrance to the home.

### Section 212-60. Additional Design and Development Standards for the OSC Open Space Conservation District

**212-60.1. Conservation Space Requirements.**

- A. The following areas may not be disturbed, unless otherwise permitted by this UDO:
  - 1. Land within the 100-year floodplain.
  - 2. Stream buffers and impervious surface setback areas.
  - 3. Slopes greater than 40 percent.
  - 4. Wetlands (unless permitted by the US Army Corp of Engineers)

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5. Endangered or threatened species and/or their habitats.
  6. Archaeological sites.
  7. Cemeteries and burial grounds.
  8. Features and structures of historical importance.
  9. Peaks and rock outcroppings.
  10. Viewsheds.
  11. Prime agricultural lands consisting of at least five contiguous acres.
  12. Existing trails that connect to neighboring areas.
  13. Healthy, native forests of at least one contiguous acre.
  14. Existing lakes and ponds.
- B. The following uses and activities may occur within required undisturbed conservation areas:
1. Soft surface trails and greenways.
  2. Removal of invasive plants, non-native plants, and hazardous trees.

### **212-60.2 Required Minimum Open Space Exclusions and Credits.**

- A. Open space calculations shall not include the following: .
1. Area within any single-family residential lot.
  2. Land area within a utility easement.
  3. Land area within a public right-of-way or private street easement.
- B. Open space calculations may include the following.
1. All undisturbed conservation areas
  2. Proposed permanent lakes and wet detention areas designed as amenities.
  3. All common areas and amenities, except for detention pond lots.
  4. Any required landscape strips on the site.

**210-60.3 Conservation Space Ownership.** Conservation space shall be owned in fee-simple by a mandatory property owner's association or other entity approved in advance by the Board of Commissioners. Conservation space shall be recorded by deed and plat prior to or concurrent with the recording of the first final subdivision plat. An access easement, that follows the proposed alignment of future public streets, may be recorded connecting the required conservation space to said final plat. "Pocket Parks" and/or "Neighborhood Greens" shall be deeded concurrent with the unit or phase of the final plat of which it is a part.

**212-60.4 Property Owner's Association.** The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:

- A. Governance of the association by the Georgia Property Owner's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
- B. Responsibility for maintenance of the conservation space.
- C. Responsibility for insurance and taxes.

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- D. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.
- E. Conditions and timing of transferring control of the association from the developer to the lot owners.
- F. Guarantee that the association will not be dissolved without the prior approval of the Board of Commissioners.
- G. Conservation surety language as stated in Section 212-50.11.

**212-60.5 Maintenance.** The property owner's association, or other entity approved in advance by the Board of Commissioners, shall be responsible for the continuous maintenance of buffers, conservation space and amenity areas.

**212-60.6 Conservation Surety.** Conservation space delineated on the Final Plat and required to be in a primary conservation area shall be permanently protected by either one or both of the following options:

- A. Option 1. Conveyance to the Public and Subdivision Lot Owners. A deed conveying ownership of the conservation space to the mandatory property owner's association shall be recorded and delivered prior to, or concurrent with, the approval of the Final Plat for the first phase of the subdivision. The deed, Final Plat, and the subdivision declaration of covenants shall contain, at a minimum, the following covenant:

"The conservation space conveyed by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed, cleared or developed except in accordance with O.C.G.A. § 36-22-1 et seq., having the following Greenspace goals: protection of streams, floodplains and wetlands; steep slopes; woodlands, open fields and meadows; historical and archeological features, including cemeteries; significant wildlife habitats; scenic vistas; encouragement of native species; passive recreation and connectivity with nearby open spaces.

The following uses may be allowed: passive recreational amenities, such as paths, greenways community hiking, running, dog walking, bird watching, biking and similar outdoor uses.

This covenant is intended to benefit said area to the public and the use of same to the subdivision lot owners and residents, and it shall run in perpetuity as provided by O.C.G.A. § 44-5-60(c)."

- B. Option 2. Conveyance to Other Qualified Organizations or Entities. Except for "Pocket Parks" or "Neighborhood Greens," developed recreation areas or Conservation Areas not desired for permanent protection, Conservation Space shall be permanently protected by the:
  - 1. Recording of a covenant or conveyance of an easement which runs in perpetuity under OCGA § 44-5-60 in favor of any corporation, trust, or other organization holding land for the use of the public or certain governmental entities; or,
  - 2. Conveyance of a conservation easement running in perpetuity to a third party "qualified organization" recognized by Federal Treasury Regulation Section 1.170A-14(c)(1). Qualified organizations recognized by this Treasury Regulation include, but may not be limited to, governmental entities, certain publicly supported charities, local and national land trusts, or other conservation groups that are organized or operated primarily or substantially for one of the conservation purposes specified in the Internal Revenue Code. Governmental entities that qualify to be named in covenants under OCGA § 44-5-60 or to receive conservation easements under the Treasury Regulation referred to above for purposes of this section shall include the Federal government, the State of Georgia, Gwinnett County, or authorities of the State of Georgia or Gwinnett County.



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3. If a covenant is recorded or an easement conveyed in favor of a governmental entity, formal acceptance by the governmental entity or qualified conservation organization shall be obtained prior to the recording of the covenant or conveyance of the easement.
4. The developer shall record the necessary legal instrument to accomplish protection of the Conversation Space prior to, or concurrent with, the recording of the Final Plat.
5. The legal instrument shall contain, at a minimum, the same language required to be placed on a deed as stated in Option 1 of this Section.

### **212-60.7 Public Improvements.**

#### **Streets.**

- A. Streets shall be designed to:
  1. Parallel and preserve existing tree lines, hedgerows, existing historic structures, and water elements.
  2. Minimize alteration of natural, cultural, or historic features.
  3. Minimize the acreage devoted to streets.
  4. Calm traffic speeds.
  5. Promote pedestrian movement.
  6. Secure the view to prominent natural vistas.
  7. Be aligned so that the "terminal vista" is of civic buildings or Conservation Space land, either man-made (such as greens, commons, squares, or parks) or natural.
  8. Minimize crossing of Conservation Areas.
- B. All streets, except for loop streets, shall terminate at other streets within the conservation subdivision, and at least two streets shall provide connections to existing or proposed through-streets or collectors outside the OSC zoned property, where practicable.
- C. New streets shall be built in accordance with Chapter 900 of the UDO.

#### **Streetlights.**

- A. Streetlights are to be provided along one side of every street and shall be a minimum of 16 feet high and a maximum of 20 feet high if overhanging into the street and placed no more than 160 feet apart.

#### **Sidewalks.**

- A. Sidewalks shall be provided as required in Title 3 of this UDO.
- B. Public sidewalks shall create a linked network of walkways connecting all homes in the district with parks and other Conservation Space land areas.

#### **Street Trees and Lot Trees.**

- A. Street trees and lot trees shall be in accordance with the requirements of this UDO.

#### **Underground Utilities.**

- A. Utilities shall be located underground.
- B. For all new construction and redevelopment, utilities along public streets must be placed underground. The Director may approve an exception, if a unique technical or physical hardship makes such

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installation infeasible. This requirement does not apply to the temporary provision of electricity, including but not limited to construction power.

- C. Water and sewer utilities shall be located in either street rights-of-way or easements located at the outer edge of street rights-of-way.

### **Section 212-70. Additional Application Requirements for the OSC Open Space Conservation District**

#### **212-70.1 Existing Features Site Analysis Plan.**

- A. As part of the rezoning application an Existing Features Site Analysis Plan shall be prepared by an authorized registered professional, botanist, ecologist, or a biologist or a combination thereof and submitted by the applicant or developer.
- B. The purposes of the Existing Features Site Analysis Plan are to:
  - 1. Delineate areas that have been identified as worthy of permanent protection in conservation space because of their environmental values.
  - 2. Set forth the particulars of the site, including but not limited to boundary, flora and fauna ecosystems, topographic data (minimum 4-foot contour intervals), existing structures and utility easements.
- C. The Existing Features Site Analysis Plan shall include at a minimum the following information:
  - 1. Closed boundary of the site.
  - 2. Flora and fauna ecosystems with their locations mapped and delineated on the plan.
  - 3. The date in which the flora and fauna were surveyed.
  - 4. Identification of protected plant species as listed by the Georgia Department of Natural Resources, to be certified by a forester, arborist, biologist, botanist, or horticulturist.
  - 5. Perennial and intermittent streams, FEMA designed 100-Year Flood Hazard Zones and Wetlands. The source of this information shall also be indicated.
  - 6. Identification of tree lines, native woodlands, open fields or meadows, peaks or rock outcroppings, and prime agricultural land.
  - 7. Delineation of tree resource areas by type such as hardwoods, pines or mixed; and old or new growth.
  - 8. Delineation of steep slope areas (25 percent or greater). Slopes greater than 25 percent shall be undisturbed except for vegetation needed to deter erosion.
  - 9. Identification of historical, archaeological, or other significant features.
  - 10. The plan also shall include certification by the owner that timber harvesting activity has not occurred on the property in the previous 24 months prior to filing an application for OSC zoning.
  - 11. Identification of Primary Conservation Space, Secondary Conservation Space, and other common areas.

### **Section 212-80. Additional Design and Development Standards for the TND Traditional Neighborhood Development District**

#### **212.80.1 Mix of Housing Types**

- A. Each TND development shall include at least three of the following housing types:

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1. Single-family detached dwellings.
  2. Duplex dwellings.
  3. Accessory dwelling units.
  4. Townhouses.
  5. Live/Work units.
  6. Cottage Courts
- B. A maximum of 50 percent of anyone housing type shall be permitted.

**212.80.2 Building and Site Design Standards.** TND developments shall meet the following additional requirements:

- A. The fronts of all dwelling units shall be oriented toward the street with at least one direct pedestrian sidewalk connection to an adjacent sidewalk.
- B. All units shall have a covered usable front porch.
- C. The minimum front yard setback shall also serve as the maximum front yard setback.
- D. All TND developments shall have a minimum 10,000 square foot centrally located common area with amenities, regardless of the required minimum open space requirement.
- E. No unit shall be located more than 1,000 feet from a common area.
- F. When the rear of units are oriented toward an external public street, an additional 30-foot-wide landscaped buffer shall be provided between the units and the right-of-way.
- G. All single-family lots shall include a side-by-side two-car garage that is either attached or detached.

**212-80.3 Public Improvement Standards.** All streets, driveways, alleys, sidewalks, multiuse paths, and greenways shall conform to the requirements of this UDO and the following additional standards:

- A. *Streets.*
  1. The street network shall form an interconnected grid pattern. Cul-de-sacs and dead-end streets shall be prohibited.
  2. The maximum permitted block length shall be 500 feet.
- B. *Driveways and Alleys.*
  1. All driveways shall be accessed from an alley.
  2. Garage doors shall be setback at least 18 ft. from the adjacent alley so that parked vehicles in the driveway will not obstruct the alley.
  3. Alleys shall provide a continuous connection between two streets.
  4. Alleys shall be graded to ensure proper drainage, installed on a minimum 4-inch gravel aggregate base with a minimum 2-inch asphalt topping or other approved surface of, concrete, porous concrete, or porous asphalt.
  5. Joint driveways may be permitted by the Director where appropriate to allow flexible development opportunities.
- C. *Pedestrian Connectivity.*
  1. There shall be adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic calming measures, such as paving material

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variation or barrier (structural or spatial) shall be provided to distinguish vehicular and pedestrian access points.

2. Safe, convenient, and continuous pedestrian walkways a minimum of five feet in width shall be provided throughout the development.
- D. *Sidewalks, Multiuse Paths, and Greenways.*
1. Sidewalks shall be provided on both sides of all internal and external streets.
  2. Multiuse paths, where provided, shall be designed in conformity with Title 3 of this UDO.
  3. Where required, construction of greenway or greenway access, or dedication of greenway easement shall be in accordance with the 2014 Gwinnett County Open Space and Greenway Master Plan as well as the 2018 Gwinnett Countywide Trails Master Plan and be maintained in accordance with Title 3 of this UDO and other applicable sections of the UDO. If a project abuts a greenway, then a multiuse path shall be provided to connect the greenway for pedestrian and bicyclist use. The final location of the greenways or greenway access shall be coordinated with the Department of Community Services.
  4. Unless otherwise noted, areas located outside of the 100-year floodplain where greenways and multiuse paths are constructed, shall be designated as common area and be maintained by a mandatory property owner's association.

### 212-80.4 Landscaping.

- A. Minimum five-foot wide landscape strips shall be located on both sides of all streets.
- B. Street trees shall be provided 40 feet on center within required landscaped strips.
- C. Pedestrian lights shall be located between every other street tree (80 feet on center), unless waived by the Director due to adequate lighting from streetlights.
- D. Streetlights shall be located as required by the Department of Planning and Development and Department of Transportation.
- E. Spacing of street trees and pedestrian lights may be adjusted to account for driveways, utility poles, fire hydrants and other obstructions and to provide adequate visual clearance for intersections, driveways and traffic control devices as approved by the Gwinnett County Department of Transportation and the Department of Planning and Development.

### 212-80.5 Underground Utilities.

- A. For all new construction and redevelopment, utilities along public streets must be placed underground. This requirement does not apply to the temporary provision of electricity, including but not limited to construction power.
- B. Water and sewer utilities shall be located in either street rights-of-way or easements located at the outer edge of street rights-of-way.

### 212-80.6 Maintenance of Common Areas.

- A. The TND District shall require a mandatory property owner's association that shall be responsible for ownership, operation, insurance and maintenance of all land, facilities, buildings, and utilities within the common areas of the development that is outside individual lots and land dedicated to the county. A landscape maintenance easement shall be recorded for the grounds surrounding buildings of attached residential units and said lands shall also be maintained by the aforementioned property owners association.

## Chapter 213. Mixed-Use Zoning Districts

### Section 213-10. Mixed-Use Districts.

There are three mixed-use zoning districts, each with its distinct purpose and intent: Neighborhood Mixed-Use District (MU-N), Community Mixed-Use District (MU-C) and Regional Mixed-Use District (MU-R). The primary purpose of these districts is to promote pedestrian-oriented mixed-use developments that will facilitate a more efficient use of land and infrastructure and preserve open space, while allowing varying densities, intensities and flexibility in zoning and development requirements.

### Section 213-20. MU-N Neighborhood Mixed-Use District.

**213-20.1 Purpose and Intent.** The purpose of the Neighborhood Mixed-Use District (MU-N) is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities with a range of residential building forms, lot sizes and dwelling sizes and neighborhood-oriented retail, services and low intensity office uses that are within convenient walking distances.

### Section 213-30. MU-C Community Mixed-Use District.

**213-30.1 Purpose and Intent.** The purpose of the Community Mixed-Use District (MU-C) is to promote complementary groupings of community-scale mixed-use buildings and activity areas along commercial corridors at locations that have adequate infrastructure and transportation access. The intent of this district is to promote diverse uses, including places of employment, shopping and commercial services, varied housing options for multigenerational communities within pedestrian and bicycle friendly mixed-use activity centers and corridors that are compatible with established surrounding neighborhoods.

### Section 213-40. MU-R Regional Mixed-Use District.

**213-40.1 Purpose and Intent.** The purpose of the Regional Mixed-Use District is to encourage the development, redevelopment, or revitalization of commercial and residential areas along major transportation corridors into vibrant, high density, pedestrian friendly, live-work-play environments that offer employees and residents the opportunity to fulfill their daily activities with minimal use of single-occupant automobiles. The intent of this district is to allow flexibility in design standards and high-density residential development in exchange for innovative and high standards inclusive of landscaping, green space, urban space, and public amenities within a distinct, unified theme that can improve the viability of the development and surrounding communities.

### Section 213.50. Dimensional Standards for Mixed-Use Zoning Districts

**Table 213.1. Dimensional Standards.**

Project Area Standards						External Setbacks		
District	Minimum Area	Road Frontage	Max. Height	Max. FAR	Min. Open Space	Front <sup>1</sup>	Side	Rear
MU-N	None	40 ft.	60 ft.	1.0 FAR	10%	15 ft. <sup>2</sup>	10 ft.	25 ft.
MU-C	3 ac.	60 ft.	75 ft.	2.0 FAR	10%	0 ft.	10 ft.	25 ft.

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MU-R	5 ac.	80 ft.	varies per bonus	Varies per bonus	10%	0ft.	10 ft.	25 ft.
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<sup>1</sup> Where the backs of single-family attached or detached residential units are oriented toward an external public street, a 40-foot-wide setback with a 10-foot-wide landscape strip shall be required between the sidewalk and residential units.

<sup>2</sup> For detached single family lots. Zero (0) feet for all other uses.

### Section 213-60. Permitted Uses within Mixed-Use Zoning Districts

**213.60.1** The uses set forth below shall be permitted only as listed within each corresponding zoning district and only in the manner so listed. Any use not listed within each corresponding zoning district shall be prohibited, except as contained herein. Additionally, for any use not listed below, the Director shall have the authority to determine the most appropriate zoning district(s) and/or Special Use Permit requirements for such use, after receiving documentation from the property owner adequately outlining and describing the specific details of the proposed use.

**213-60.2** Uses in the MU-N, Neighborhood Mixed-Use District, shall be subject to the following:

- A. Non-residential uses within the MU-N, Neighborhood Mixed-Use District shall be permitted as allowed in the C-1, Neighborhood Business District and the O-I, Office-Institutional District.
- B. Residential uses within the MU-N, Neighborhood Mixed-Use District shall be permitted as allowed in the R-IF, Residential In-Fill District and the LRR, Low-Rise Residential Multifamily District.
- C. Include at minimum two major land use categories chosen from office, retail, or residential. No single land use category shall constitute less than 5 percent of the gross floor area of the entire development.

**213-60.3** Uses in the MU-C, Community Mixed-Use District, shall be subject to the following:

- A. Non-residential uses within the MU-C, Community Mixed-Use District shall be permitted as allowed in the C-1, Neighborhood Business District and the O-I, Office-Institutional District.
- B. Residential uses within the MU-C, Neighborhood Mixed-Use District shall be permitted as allowed in the MRR, Mid-Rise Residential Multifamily District.
- C. Include at minimum two major land use categories chosen from office, retail, or residential. No single land use category shall constitute less than 10 percent of the gross floor area of the entire development. A minimum of 25% of required non-residential uses shall be located on the ground floor of vertically mixed-use buildings. Up to 50% of non-residential ground floor uses within a vertically mixed-use building may be constructed as convertible space for future non-residential occupancy or constructed as live-work units.

**213-60.4** Uses in the MU-R, Regional Mixed-Use District, shall be subject to the following:

- A. Non-residential uses within the MU-R, Regional Mixed-Use District shall be permitted as allowed in the C-2, General Business District and the O-I, Office-Institutional District, with the following exceptions:
  - 1. The following uses shall be prohibited in the MU-R District unless approved as a Special Use Permit:

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- a. Aircraft Landing Field, private
  - b. Animal Care Establishment, with outdoor pens or runs
  - c. Carpet or Upholstery Cleaning Service Office
  - d. Cemetery or Mausoleum
  - e. Hookah, Vapor, or Cigar Lounge
  - f. Landscaping Contractors Office
  - g. Light Industrial Facilities
  - h. Personal Care Home, congregate
  - i. Restaurant, with drive-in or drive-thru service
  - j. Self-Storage Facility
  - k. Shooting or Archery Range, indoor
  - l. Recreational Vehicle Park or Campground
  - m. Vehicle Rental and Related Service Establishments (unless located within a parking structure)
  - n. Vehicle Repair, Service, and Body Work Establishments
  - o. Vehicle Sales and Related Service Establishments
- B. Residential uses within the MU-R, Regional Mixed-Use District shall be permitted as allowed in the HRR, High-Rise Residential Multifamily District.
- C. Include at minimum two major land use categories chosen from office, retail, or residential. No single land use category shall constitute less than 10 percent of the gross floor area. A minimum of 50% of required non-residential uses shall be located on the ground floor of vertically mixed-use buildings. Up to 50% of non-residential ground floor uses within a vertically mixed-use building may be constructed as convertible space for future non-residential occupancy or constructed as live-work units.

### **213-70 Minimum Development Standards for development within the MU-R Regional Mixed-Use District.**

- A. The Floor Area Ratio (FAR) and maximum height of development, without density bonuses, within the MU-R District shall be 3.0 FAR and 75 feet in maximum height, unless otherwise approved as a zoning condition by the Board of Commissioners or through density bonuses outlined in this UDO.
- B. Additional bonuses as listed below may be granted by the Director or as a zoning condition by the Board of Commissioners, subject to the approval of a site-specific concept plan.

**Table 213.2: Amenities Eligible for FAR Bonus for MU-R District**

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Amenities	FAR Bonus*
For each 1 percent of common area in excess of the required minimum.	Additional 0.1 FAR/each 1% over
For each one half-acre of contiguous area consisting of environmentally sensitive natural, undisturbed area (i.e., wetlands, floodplain, specimen trees) or culturally sensitive features that are preserved and dedicated as conservation space.	Additional 0.25 FAR/ each 1/2-acre tract.
Structured Parking: 50% of minimum required. 25% of minimum required.	Additional 1.0 FAR Additional 0.5 FAR
For each 1 percent increase over the minimum amount of vertical mixed-use development.	Additional 0.25 FAR
Mixed-use development that includes at least 10% of units affordable to households earning between 60% and 120% of area median income.	Additional 0.5 FAR
Mixed-use development that includes at least 10% of units affordable to households earning between 30% and 60% of area median income.	Additional 1.0 FAR
Mixed-use development that includes office space constituting at least 40 percent of the total GFA.	Additional 0.5 FAR
Transit passenger shelter and related support facilities.	Additional 0.25 FAR
Documentation by a LEED-certified professional that the project, if constructed as proposed, meets the "Silver" standards of LEED or the standards of ASHRAE Standard 189.1 for Sustainable Design, or another comparable third-party certification program approved by the Director	Additional 0.5 FAR
Multiuse paths located outside of the floodplain, or within the development and meeting the standards of Section 900-100. A bonus may be granted proportionately to the FAR/path ratio if more or less than 1000 feet of path is provided.	Additional 0.2 FAR/1000 feet path
Regional stormwater management facility meeting the standards of Section 800-90.	Additional 0.75 FAR
Within the required common areas, at least 50 percent of the area is developed into a contiguous green space for public gathering and related functions (i.e., pocket park, plaza, amphitheater, or greenways).	Additional 0.2 FAR
<i>These bonuses are additive and can be accumulated subject to total maximum FAR of 5.0</i>	

**Table 213.3: Maximum Allowable Building Height for the MU-R District (Subject to Approved Bonus Density)**

FAR	Building Height
0.00 — 3.00	140 ft.
3.01 — 4.00	210 ft.
4.01 — 5.00	300 ft.

### Section 213-80. Minimum Design Standards of Mixed Use Districts.

All mixed-use districts MU-N, MU-C and MU-R shall comply with the applicable site related provisions contained in Title 3 of the UDO and the following additional standards.



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### 213-80.1 Open space. Open space shall meet the following design standards:

- A. Open space shall meet all standards set forth in this UDO.
- B. Open Space shall include at least one conveniently located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible by the general public from at least three points of entry by sidewalks.
- C. Open space may include greenways or greenway access to satisfy the requirements of the 2014 Gwinnett County Open Space and Greenways Master Plan as well as the 2018 Gwinnett Countywide Trails Master Plan.

### 213-80.2 Connectivity.

- A. *Interconnected network.* It is the intent of this section that the public access ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an inter-connected and continuous network providing convenient vehicular and pedestrian access to abutting properties. The design of developments and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing and community services, public parking, parks, and public facilities.
- B. *Vehicular connectivity.*
  - 1. No streets may be longer than 500 feet without an intersection with another street or alley.
  - 2. Any private vehicular garages shall be served from alleys and shall not be visible from an external right-of-way. Garage doors shall be setback at least 18 ft. from the adjacent alley so that parked vehicles in the driveway shall not obstruct the alley.
  - 3. The street network shall form a connected pattern (grid system). Cul-de-sacs shall be prohibited. Street shapes should form an interconnected grid pattern. Street patterns shall also be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.
  - 4. New streets shall contribute to an inter-connected network and meet all of the following standards:
    - a. Location of the new street shall be reviewed and approved by the Gwinnett DOT. Such approval shall be contingent on a finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving vehicular and pedestrian circulation and access to major thoroughfares.
    - b. Right-of-way and design of the new street shall meet applicable requirements provided in this UDO.
    - c. Streets may not be gated.
- C. *Pedestrian Connectivity.*
  - 1. There shall be minimum 5-foot-wide landscape strip separating pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic calming measures, such as paving material variation or barrier (structural or spatial) shall be provided to distinguish vehicular and pedestrian access points.
  - 2. Safe, convenient, and continuous pedestrian walkways shall be provided:
    - a. Between building entrances for all buildings in the same block.
    - b. Along both sides of the street frontage of all streets.

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- c. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

### **213-80.3 Public Improvements.**

- A. Sidewalks shall be provided as required in Section 900-90.
- B. Multiuse Paths shall be provided on both sides of streets classified as arterials and shall comply with Section 900-100. Eligible FAR Bonus, if applicable, may be granted by the Director for multiuse paths constructed on streets.<sup>7</sup>.
- C. Crosswalks and pedestrian crossing signage shall be provided consistent with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Gwinnett DOT approval.
- D. Greenway Access.
  - 1. Greenways shall be provided in accordance with the 2014 Gwinnett County Open Space and Greenway Master Plan as well as the 2018 Gwinnett Countywide Trails Master Plan and maintained in accordance to Sections 900-110, and other applicable sections of the UDO. Final location of the greenways shall be coordinated with the Department of Community Services.
  - 2. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

### **213-80.4 Access Easements and Inter-parcel Access.**

- A. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided, as follows, except where the Director determines that they are infeasible because of topographic or other site-specific constraints:
  - 1. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-residential properties;
  - 2. Joint driveways and cross-access easements shall be established for all adjoining parcels.;
  - 3. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle, with a minimum of 22 feet to accommodate automobiles, service vehicles, and loading vehicles;
  - 4. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Gwinnett DOT to indicate cross access or service drive for traffic safety or per County standards.

### **213-80.5 Parking Management.**

- A. *Vehicle Parking.*
  - 1. The maximum number of required off-street parking spaces shall be as provided in Chapter 240. There shall be no minimum required parking within Mixed-Use Districts
  - 2. All off-street parking must be located to the side or rear of the principal buildings within MU-N and MU-C Districts and screened from residential districts per Section 620-80, No Access Easement Screening Requirements, and the UDO Design Guidelines. In MU-R, no more than 20 percent of the required parking for a building shall be in parking lots located between the facade of the building and the street on which the building faces. These parking lots shall be limited to two rows of parking spaces with a center drive aisle meeting the requirements of this UDO.
- B. *Bicycle Racks.*

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1. All uses shall provide bicycle racks consistent with each of the standards below:
  - a. Provide at least one bicycle rack space for every 30 parking spaces provided for motorized vehicles.
  - b. No single building shall provide less than 2 bicycle parking spaces or be required to provide more than 30 bicycle rack spaces.
  - c. Bicycle racks shall be anchored to a concrete pad and shall be located outside of the street right-of-way, in a well-lighted area, no more than 50 feet from the primary entrance of the building. Multifamily buildings shall provide indoor lockable bicycle storage.

### 213-80.6 Building Services.

- A. Off-street loading and servicing areas shall be enclosed with a parking structure or located to the rear of all buildings and screened from public view.
- B. All retaining walls and fences shall be constructed of materials and colors that are compatible with those of the principal building facade.
- C. Access ways and loading areas used for delivery trucks, service vehicles, and driveway and loading areas for garbage trucks shall provide safe means of ingress and egress from public streets such that delivery vehicles and garbage trucks are not required to back into streets classified as arterials or collectors on the Gwinnett County Long Range Road Classification Map.
- D. All access ways and loading areas shall provide a minimum horizontal and vertical clearance of 14 feet at all points.
- E. Mechanical equipment located at ground level, roof level, or attached to buildings shall be screened from view from all streets and public rights-of-way with screening walls or landscaping.

### 213-80.7 Transition Height along Exterior Boundaries.

- A. All buildings, or portion thereof, located within 50 feet of a single-family detached residential district of lower density shall have a maximum height equal to that of the adjacent district, for the portion of the building within 50 feet of that adjacent district.

### 213-80.8 Landscape, Buffers, and Tree Protection.

- A. The purpose of landscape requirements in Mixed-Use Districts is to provide for flexibility of design based upon the pedestrian and vehicular connectivity, the type of common space areas, architectural design, and density, while the objective is to maintain the health and well-being of the trees.
- B. Buffers and tree protection shall be in conformity with this UDO.
- C. Trees within the Mixed-Use Development must meet street tree, parking lot tree and 16 tree density units per acre requirements. Street trees may count towards meeting the tree density units.
  1. Street trees.
    - a. Trees on major entry drives throughout the development shall be canopy trees.
    - b. Trees on local streets throughout the development may be canopy or small trees.
    - c. If tree wells are provided within sidewalks, a tree grate, or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department of Planning and Development the engineered soil specifications prior to issuance of development permit. Details of the tree grates are required to be on the plan.

#### 2. Parking Lot Trees.

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- a. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.
  - b. Landscape islands shall be provided within parking lots no farther apart than every 15 parking spaces meeting all other requirements of this UDO.
  - c. Recommendations for parking lot planting area designs:
    - i. The use of elongated planting strips that is perpendicular to the parking stalls;
    - ii. Irrigation and a long-term maintenance plan for newly planted trees and shrubs; and,
    - iii. The use of at-grade planting areas (bioswales) in parking lots to promote stormwater runoff treatment.
- D. Screening Off-Street Parking Lots.
- 1. Off-street parking lots shall be screened from adjacent roadways and sidewalks by a landscape strip consistent with the UDO Guidelines of Chapter 600.

### 213-80.9 Streetscape Design.

- A. The location and specifications of other improvements in public rights-of-way, including streetlights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided below:
- 1. Lighting.
    - a. A unified lighting plan must be submitted with the development permit application for approval by the Department in accordance with Section 240-100 and other sections as applicable. Such lighting must provide adequate vehicular and pedestrian visibility and security of on-site areas such as building entrances, parking, service delivery and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.
  - 2. Pedestrian amenities.
    - a. Public gathering areas shall be designed with appropriately scaled and thematic site furnishings or amenities such as decorative seating, planters, or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.
    - b. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.
  - 3. Landscaping shall be separated from vehicular uses by some form of barrier such as high back concrete curb, bollards, curb stops, or other suitable permanent alternative.
  - 4. A minimum 5-foot-wide strip shall be provided between the sidewalk and the curb. This strip shall be grassed when not adjacent to on-street parking and shall be constructed with pavers or similar materials approved by the Department if adjacent to on-street parking spaces.
  - 5. Street trees shall be provided at least 50' on center between the sidewalk and the street.
  - 6. Pedestrian lights shall be provided between every other street tree (at least 100' on center) between the sidewalk and the street.
  - 7. Streetlights shall be provided as required by the Department of Planning and Development and Department of Transportation.

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### **213-80.10 Utilities.**

- A. All proposed utilities located along streets in the Mixed-Use Districts, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from streets.

**213-80.11 Signs.** Signs for buildings with an individual use or tenant shall be permitted in accordance with the Gwinnett County Sign Ordinance.

### **213-80.12 Building Design.**

- A. Odor Scrubbing.
  - 1. Where residential uses are located with other non-residential uses within the same building, odor scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.
- B. Doors and Entrances.
  - 1. Buildings must have a primary entrance door facing a public sidewalk and accessible to the public during business hours. Entrances at building corners may be used to satisfy this requirement.
  - 2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

### **213-80.13 Outdoor Operations.**

- A. All uses and operations except off-street parking, off-street loading and delivery and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:
  - 1. Outdoor seating for restaurants shall be subject to the supplemental use regulations of this UDO and be located outside of the street right-of-way.
  - 2. Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of this UDO and be located outside of the street right-of-way.

### **213-80.14 Property Owners Association.**

- A. Open space, stormwater management facilities, floodplain and wetland areas shall be owned in fee-simple by a mandatory property owner's association or approved entity. The developer shall record the deed to the common area prior to, or concurrent with, the recording of the first final subdivision plat.
- B. The property owner's association, or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.
- C. At minimum, the property owner's association bylaws or covenants, shall contain the following provisions:
  - 1. Governance of the association by the Georgia Property's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
  - 2. Responsibility for maintenance of the open space or common area.
  - 3. Responsibility for insurance and taxes.
  - 4. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.

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5. Conditions and timing of transferring control of the association from the developer to the lot owners.
6. Guarantee that the association will not be dissolved without the advance approval of the Board of Commissioners.

**213-80.15 Application Process.** The Mixed-Use rezoning process shall follow the process for rezoning as prescribed in Section 270-20 with the following modifications:

- A. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

**213-80.16 Phasing Plan.** A phasing plan shall be submitted with the development permit application, and approved by the Director, unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in written and graphic format the incremental implementation of the Mixed-Use development over a number of years, including the sequence, timing, and responsibility for construction of each building, support facilities, infrastructure, and utilities. The revision of the phasing plan is permitted and must be approved by the Department prior to each construction phase.

**213-80.17 Other Requirements.** The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances, the requirements of this district shall govern.

## Chapter 214. Overlay Zoning Districts

### Section 214-10. Interpretation and Applicability of Overlay Districts.

#### 214-10.1 Purpose and Intent.

- A. This Chapter establishes standards that apply to the development, use, or alteration of land, buildings, and structures within the boundaries of an overlay district.
- B. The overlay districts in this Chapter contain development procedures and standards that are supplemental to other provisions of this UDO. All development and building permits for lots located within an overlay district contained in this Chapter shall meet all of the requirements of the base zoning district in which it is located, all conditions of rezoning or special use permit approvals and, in addition, shall meet the requirements of the overlay district applicable to the lot.

#### 214-10.2 Applicability.

- A. The procedures and standards contained in the overlay districts in this Chapter apply to each application for a permit for the development, use, or alteration, or modification of any structure where the subject property lies within the boundaries of an overlay district as established by the Board of Commissioners and recorded on the Gwinnett County Zoning Maps, as they may be amended from time to time.
- B. The procedures and standards of overlay districts apply only to property within the boundaries of the overlay districts as established by the Board of Commissioners.
- C. In any case where the standards and requirements of an overlay district in this Chapter conflict with those of the base zoning district, the standards and requirements of the overlay district shall govern.
- D. In any case where the conditions of approval for rezoning or special use permit approved by the Board of Commissioners conflict with the provisions of an overlay district, the conditions shall take precedence.

**214-10.3 Map Amendments.** No change in the boundary of an Overlay district shall be authorized, except by the Gwinnett County Board of Commissioners pursuant to procedures in Chapter 270.

### Section 214-20. Activity Center/ Corridor Overlay District.

**214-20.1 Findings and Purposes.** The Activity Center/Corridor Overlay District is intended to enhance the viability and livability of the area surrounding major activity centers in Gwinnett County as designated by the Board of Commissioners. The purpose of the Overlay District is to achieve and maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, and signage; and to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit.

#### 214-20.2 Applicability.

- A. The requirements of the Overlay District shall apply to all non-residential and attached residential properties within the unincorporated areas as shown on:
  - 1. Mall of Georgia Overlay District Map.
  - 2. Civic Center Overlay District Map.
  - 3. Grayson/Highway 20 Corridor Overlay District Map.
  - 4. Centerville/Highway 124 Corridor Overlay District Map.

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5. Highway 124/324/Hamilton Mill Road Overlay District Map.
6. Highway 78 Corridor Overlay District Map.
6. These standards shall apply to all new construction and shall apply to the applicable and affected portions of a redeveloped site or refurbished building as determined by the Director of Planning and Development.

### 214-20.3 Design Requirements.

#### A. Transportation/Infrastructure.

1. Provide interparcel vehicle access points between all contiguous multifamily, commercial, office, industrial or attached residential tracts. This requirement may be waived by the Director only if it is demonstrated that an interparcel connection is not feasible due to traffic safety or topographic concerns.
2. All new utility lines shall be located underground.
3. Sidewalks shall be required adjacent to all public rights-of-way and into and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. A sidewalk that is a minimum of four feet wide shall connect entrance(s) of buildings to the public rights-of-way.
4. At the following locations, sidewalks shall be constructed with an additional 2-foot by 8-foot concrete pad, located outside of the right-of-way, designed to accommodate future pedestrian amenities such as benches, planters, and trash containers.
  - a. At intersections of the corridor with an arterial, major collector or minor collector identified on the Gwinnett County Long Range Road Classification Map.
  - b. At locations along the corridor designated for a transit stop or future transit stop by Gwinnett County Department of Transportation.
  - c. At locations along the corridor designated for a school bus stop by the Gwinnett County Board of Education.
  - d. Such pedestrian amenity sidewalk pads shall not be required closer than 300 feet from another such pad on the same side of the street.
5. Amenity pads located along an existing transit route shall include pedestrian amenities at time of installation. All amenities required and listed above shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. Locations of pedestrian amenity sidewalk pads shall be coordinated to avoid locations of curb inlets, guardrails, and bridges.

#### B. Streetlights.

1. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Streetlights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Specifications of light fixtures are provided in Table 214.1.

**Table 214.1: Light Fixture Requirements for Public Rights-of-Way**

Fixture Head	Pole Type (Streetlight)	Max. Pole Height
Cobra Head	Smooth black	40 ft.



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2. Refer to Section 240-100 for lighting in parking lot requirements.
- C. *Greenway Access.* Where required, construction of greenway or greenway access, or dedication of greenway easement shall be in accordance with the Gwinnett County Open Space and Greenway Master Plan and be maintained in accordance with Section 900-10 and other applicable sections of the UDO. If a project abuts a greenway, then a multi-use path shall be provided to connect the greenway for pedestrian and bicyclist use. Final location of the greenways or greenway access shall be coordinated with the Department of Community Services.
- D. *Landscaping Requirements.*
  1. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with this UDO. At least 50 percent of plantings shall consist of trees 3 inches caliper or greater. 2. Landscape islands shall be provided within parking lots no farther apart than every 15 parking spaces, meeting all other requirements of this UDO.
  3. Provide a minimum 10-foot-wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. At a minimum, landscaped strips shall be planted in accordance with this UDO.
  4. Provide street trees spaced 50 feet on-center or grouped at 120 feet on-center adjacent to the right of way on the following roads:
    - a. Mall of Georgia Overlay:
      - i. Buford Drive
      - ii. Woodward Crossing Boulevard
      - iii. Mall of Georgia Boulevard
    - b. Civic Center Overlay:
      - i. Sugarloaf Parkway
      - ii. Satellite Boulevard
      - iii. Duluth Highway
      - iv. Old Peachtree Road
      - v. Meadow Church Road
      - vi. North Brown Road
    - c. Grayson/Highway 20 Overlay:
      - i. Grayson Highway
      - ii. Loganville Highway
      - iii. Sugarloaf Parkway
      - iv. Webb Gin House Road
      - v. Hillside Drive
      - vi. Cooper/Ozora Road
      - vii. Oak Grove Road
      - viii. Hope Hollow Road
      - ix. Hoke O'Kelly Mill Road

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- x. Brand Road
  - d. Centerville/Highway 124 Overlay:
    - i. Scenic Highway
    - ii. Centerville Highway
    - iii. Highpoint Road
    - iv. Everson/Springdale Road
    - v. Bethany Church/Zoar Road
    - vi. Zoar Church Road
    - vii. Annistown/Centerville-Rosebud Road
    - viii. Campbell Road
    - ix. Lee Road
    - x. Anderson-Livsey Lane
  - e. Highway 124/324/Hamilton Mill Overlay
    - i. Braselton Highway
    - ii. Gravel Springs Road
    - iii. Auburn Road
    - iv. Hamilton Mill Road
  - f. Highway 78 Overlay
    - i. E. Park Place Blvd
    - ii. Hewatt Road
    - iii. Highpoint Road
    - iv. Killian Hill Road
    - v. Parkwood Road
    - vi. Rockbridge Road
    - vii. Stone Mountain Highway
    - viii. W. Park Place Blvd.
- 5. All street trees shall be a minimum 3-inch caliper at the time of planting. Street trees shall be located between the sidewalk and back-of-curb within a minimum 5-foot-wide landscape strip, or hardscape strip if adjacent to on-street parking, subject to review and approval of the Georgia or Gwinnett Department of Transportation. Street trees shall be chosen from the Tree Species List in the UDO Appendix.
- 6. Natural vegetation shall remain on the property until issuance of a development permit.
- E. *Parking and Accessory Structures.*
  - 1. For retail developments exceeding 125,000 square feet of gross floor area, at least ten percent of all provided parking spaces shall be provided in parking areas of porous paving or grass paving

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systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the Director of Planning and Development.

2. Up to 25 percent of the provided parking spaces for any development may be compact spaces reduced in total area, width, or depth for designated compact vehicle parking. Each compact vehicle parking space shall not be less than eight feet in width and 17 feet in depth.
3. No more than 10 percent of parking spaces may be located between the front building line of a building and the right-of-way. This parking shall be limited to no more than one double row of parking. No more than 30 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
4. Primary building facades and entrances shall be located no more than 70 feet from the public rights-of-way and shall be oriented toward the street and shall provide a sidewalk connecting the front entrance to a continuous sidewalk placed parallel to the street.
5. Decorative, commercial-quality, bicycle racks subject to all bicycle parking regulations of this UDO shall be provided for all multifamily, commercial, and office developments.
6. Benches and trash receptacles shall be required for all multifamily, retail, and office developments adjacent to the public sidewalk, and outside of the right-of-way.
7. Shopping cart corrals located in the parking areas of retail developments shall be of decorative quality.
8. Vending machines, if provided, shall be located within a building.

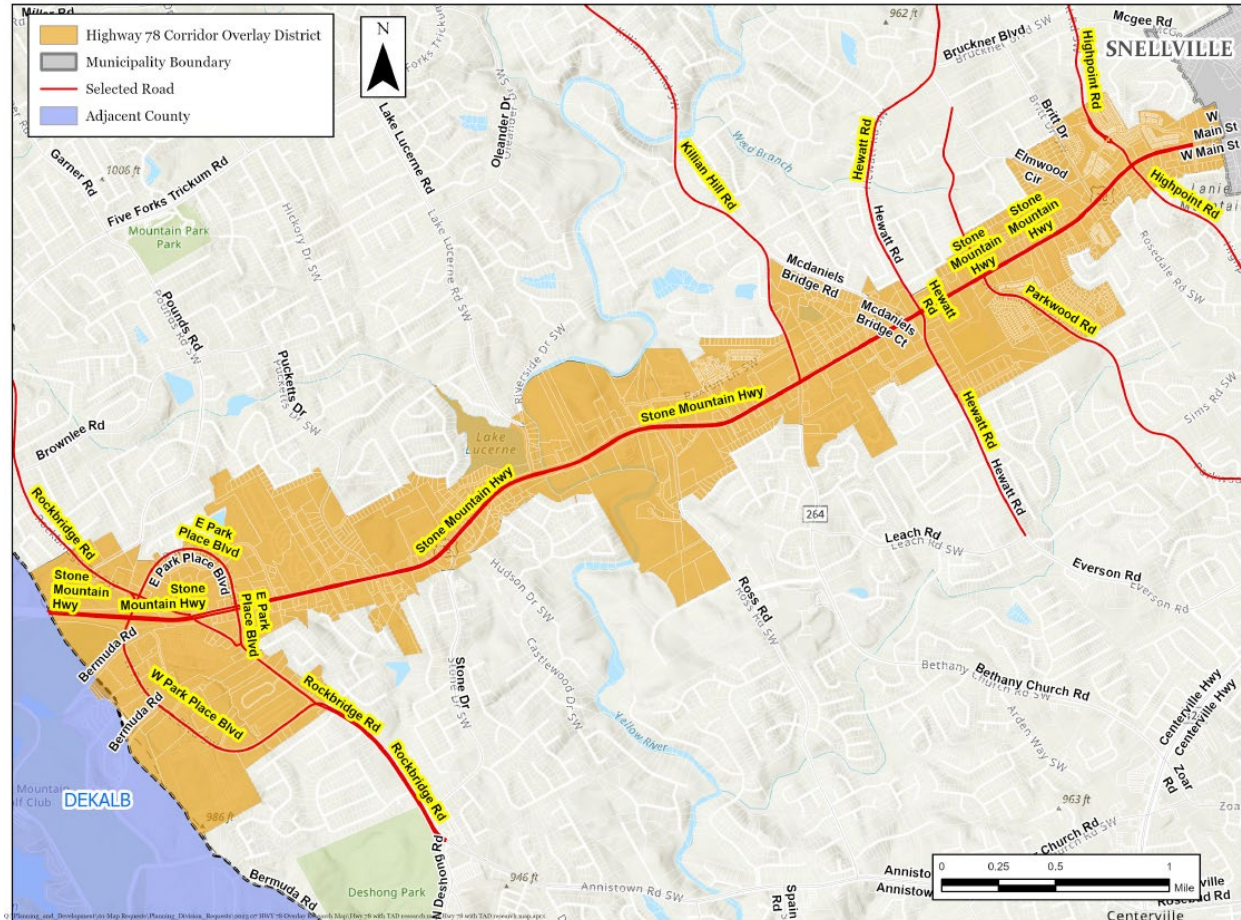
### F. *Signage; Temporary Uses; Peddling.*

1. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
2. Oversized Signs or Billboards shall not be permitted.
3. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood, or metal consistent with the architecture and exterior treatment of the building.
4. Canopy and awning sign(s) shall be limited to 15 square feet per road frontage. If lighted, lettering shall be individually formed and lighted. No spreader bar signage shall be allowed except as required by the State Fire Marshall.
5. Blinking, exposed neon, portable, inflatable, and temporary signage shall be prohibited.
6. Peddlers shall be prohibited.

### G. *Architectural Standards/ Design.*

1. Refer to the Gwinnett County Architectural Design Standards and UDO Design Guidelines. All development in the Activity Center/ Corridor Overlay District shall be in conformity with the Gwinnett County Architectural Design Standards and in substantial conformity to the UDO Design Guidelines.
2. Building plans shall be subject to review and approval of the Director prior to issuance of a building permit. Building designs that are inconsistent with these standards shall be denied. Denial of the Director's decision shall be subject to appeal pursuant to Chapter 270, Procedures, of this UDO.

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### Section 214-30. Venture Drive Redevelopment Overlay District.

**214-30.1 Purpose and Intent.** The purpose of the Venture Drive Redevelopment Overlay District is to promote a mix of high-end, dense, residential housing; commercial businesses and office buildings in an urban setting while offering the residents opportunities for recreation and alternative modes of transportation. Specifically, the Overlay District is intended to:

- A. Encourage efficient land use and redevelopment plans forming a live-work-play environment that offers residents and employees the opportunity to fulfill their daily activities with minimal use of single-occupant vehicle trips.
- B. Allow and encourage development densities and land use intensities that will provide for productive use of alternative transportation modes such as bus transit, rail transit, ridesharing, bicycling, and walking.
- C. Encourage the revitalization of underutilized commercial areas into pedestrian-oriented developments that provide a complementary mix of uses, including a variety of residential options, within convenient walking distance.

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- D. Encourage formation of a well-designed, pedestrian-friendly activity center with high-density residential, commercial and office development that increases choices for safe living environments for the citizens of Gwinnett County.
- E. Promote development standards that incorporate the design of innovative projects providing for current and future trends in urban design, public amenities, and green space concepts.
- F. Promote a distinct, unified theme that will reinforce the branding process and improve the market attractiveness of the area for investments by the private and public sectors.
- G. Provide appropriate incentives to encourage redevelopment consistent with the Gwinnett County Unified Plan.
- H. Provide for connectivity of streets and sidewalks for improved vehicular and pedestrian circulation and reduce the dependence on automobile uses by increasing the ease of movement and opportunities for alternative modes of travel.
- I. Encourage design that improves public safety and security.

### **214-30.2 Applicability.**

- A. The boundaries of the Venture Drive Redevelopment Overlay District shall be as shown on the official overlay district map, maintained by the Department of Planning and Development, and which may be amended from time to time by the Board of Commissioners. (See Exhibit A)
- B. The Venture Drive Redevelopment Overlay District shall function as an overlay zoning, wherein the underlying zoning at the time of enactment of the overlay remains effective until such time as the property owner elects to proceed with a redevelopment project in accordance with Venture Drive Redevelopment Overlay District provisions. Once property is proposed for development under the requirements of the Venture Drive Redevelopment Overlay District each parcel of land remains subject to all of the terms and conditions of the Venture Drive Redevelopment Overlay and the Concept Plan approved for the property as a whole and in perpetuity.
- C. Redevelopment Overlay Exhibit reviews, and any subsequent plat approvals, land disturbance permits, development permits, and building permits for each parcel located within this district shall meet all applicable requirements of this UDO and the applicable UDO Design Guidelines.
- D. Each applicant for a Redevelopment Project within the Venture Drive Redevelopment Overlay shall provide evidence of the unified control of the entire parcel or parcel assemblage. During the development process, more than one owner may participate in the development of the approved plan provided that each parcel of land remains subject to all of the terms and conditions of the Concept Plan approved for the property as a whole.

### **214-30.3 Definitions.**

The following words, terms, and phrases shall have the following meanings when used in this ordinance:

- A. Active Uses — space serviced by plumbing, heating and electricity and are limited to uses permitted within this ordinance.
- B. Block Length — the dimension of a block defined by continuous frontage between streets and/or pedestrian ways.
- C. Block Area — total land area within the rights of way forming such block.
- D. Director — the director of planning and development or designee.
- E. Gross Land Area — the entirety of a panel of land prior to designation of any portion thereof to streets.
- F. Open Space — usable, generally publicly available land meeting the standards of Section 214-30.10.

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- G. Pedestrian Way — an external area permitting public accessibility to pedestrian-only traffic containing an unobstructed pedestrian path meeting all requirements of Section 214-30.9.
- H. Sidewalk Level — any building floor located within 5 vertical feet of the adjacent sidewalk, supplemental zone, or pedestrian way.
- I. Supplemental Zone — the area located between any sidewalk zones and/or pedestrian ways and a building façade.

### **214-30.4 Permitted Uses.**

Uses permitted in the Venture Drive Redevelopment Overlay District are listed here below:

<b>Agricultural and Rural Recreational Uses</b>
Beekeeping
Community Garden
<b>Commercial and Retail Uses</b>
Antique Shop
Art and School Supply Store
Automatic Teller Machine
Bicycle Shop
Book, Music, and Media Store
Camera/Photographic Supply Store
Catering Service
Cellular Phone Store
Clothing, Apparel and Shoe Stores
Convenience Store (with or without fuel pumps)
Copy, Blueprint or Printing Shop
Department Store
Discount Department Store, Big-Box Specialty Store or Supercenter
Electronics and Computer Stores
Farmer's Market (off-site products)
Fireworks Sales, ancillary use
Florist or Flower Shop
Food Store, Specialty (butcher, greengrocer, bakery)
Furniture or Home Furnishings Store
Gift Shop or Greeting Card Shop
Grocery Store
Hair Salon, Beauty Parlor, or Barber Shop
Hardware Store
Health Club, Spa or Fitness Center
Hotel or Motel
Interior Decorating Shop
Jewelry Store
Laundry or Dry Cleaners
Lounge or Nightclub
Massage, Therapeutic
Movie Theater, Cineplex, or Multiplex

## Title 2: Land Use and Zoning

Musical Instrument Store
Parking Garage or Lot
Pet Grooming
Pet Shop or Pet Supply Store
Pharmacy or Drug Store
Recreation and Entertainment Facility (indoor)
Repair Shop, Shoe, and Leather
Restaurant (coffee shop, doughnut shop or ice cream parlor)
Restaurant (drive-in or drive thru fast food)
Restaurant (full service)
Sporting Goods Store
Sports Training Facility (indoor)
Studio, Art
Studio, Dance or Martial Arts
Studio, Photography
Tailor, Dressmaker, Sewing Shop
Tanning Salon
Toy Store, Hobby Shop or Game Store
Travel Agency
<b>Industrial and Manufacturing Uses</b>
Convention Facility
Depot/Passenger Terminal (bus or rail)
Recording/Rehearsal Studio
<b>Office, Institutional, and Cultural Uses</b>
Animal Hospital or Veterinary Clinic
Art Gallery
Bank or Financial Services Institution
Club, Lodge, or Fraternal Organization
Community Center or Cultural Facility
Corporate Training and Education Centers
Day Care Facility
Medical Office or Clinic
Meditation Center
Museum or Library
Office (business)
Office (professional)
Place of Worship
School or College, Business/Career (for profit)
School, Montessori
School, Private (College or University)
School, Private (Primary and Secondary)
Special Events/Banquet Facility or Rental Hall
Stadium, Concert Hall, or Amphitheater
Tutoring and Learning Centers
<b>Residential Uses</b>
Customary Home Occupation

## Title 2: Land Use and Zoning

Dwelling, Live/Work
Dwelling, Multifamily

### **214-30.5 Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the Venture Drive Redevelopment Overlay District in accordance with the provisions of this UDO.

### **214-30.6 Special Uses.**

Special Uses may be permitted in the Venture Drive Redevelopment Overlay District. 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 Chapter 211 of this UDO.

<b>Agricultural and Rural Recreational Uses</b>
Golf Driving Range
<b>Commercial and Retail Uses</b>
Hookah/Vapor Bar or Lounge
Outdoor Sales, Storage or Display (retail)
Recreation and Entertainment Facility (outdoor)
<b>Industrial and Manufacturing Uses</b>
Data Center
<b>Office, Institutional, and Cultural Uses</b>
School, Trade or Vocational

### **214-30.7 Density, Height, and Bulk Requirements.**

- A. The maximum allowable density within the Venture Drive Overlay is a 5.0 FAR.
- B. Building setbacks are established as the outer edge of the prescribed sidewalk and supplemental zones.
- C. FAR is based upon gross land area prior to the removal of land associated with proposed streets and/or pedestrian ways.
- D. On projects containing more than one block, FAR may be distributed in any manner desired so long as the total allowable FAR for the entire property is not exceeded.

### **214-30.8 Block Standards and Connectivity Requirements (See Exhibit A).**

- A. Block sizes — New developments shall be planned containing new streets and/or pedestrian ways such that no block within the development shall contain a block frontage greater than 500 feet in one direction and 400 feet in the opposite direction without an intervening street or pedestrian way.
- B. Developments shall extend streets and/or pedestrian ways to adjoining property in a manner that facilitates their future extension or provide easements for such future extensions
- C. Streets and pedestrian ways for projects containing multiple blocks may be phased with respect to traffic and pedestrian circulation needs relative to each phase. Phasing will be such to complete block as developed.

### **214-30.9 Street and Pedestrian Way Standards (See Exhibits A & B).**

- A. Streets.

All proposed streets will contain:

- 1. Minimum 12-foot-wide travel lanes.



## Title 2: Land Use and Zoning

2. Minimum 8-foot-wide parallel parking spaces on both sides of the street.
  3. Minimum 6-inch-wide header curb.
  4. Minimum 15-foot-wide sidewalks measured from back of curb consisting of minimum 5-foot-wide street tree, lighting, and furniture zone and 10 foot wide clear zone for circulation.
  5. An additional minimum 5-foot-wide supplemental zone is required which may be either paved or landscape as appropriate to the adjacent use.
  6. Street lighting will be provided (Gwinnett CID Standards).
  7. Street furnishing will be provided (Gwinnett CID Standards).
  8. The right of way will extend to the edge of the outer clear zone on each side of the street.
- B. Pedestrian Ways.
1. Will be a minimum of 45 feet in width from building-to-building facades.
  2. Will contain a minimum 30-foot-wide public zone consisting of landscape, seating, pedestrian level lighting and a minimum 8 foot wide clear zone sidewalk.

### **214-30.10 Open Space Requirements (See Exhibit A).**

- A. All development shall provide 20% of net lot area as open space.
- B. All clear zone and supplemental zone sidewalk areas may be counted as open space.
- C. The minimum 30-foot-wide public zone of pedestrian ways may count as open space.
- D. On projects containing multiple blocks the required open space may be distributed across multiple blocks or aggregated within a single block, so long as the total required open space is achieved.
- E. Open space which includes the accommodation of stormwater management as an amenitized element of the open space is allowed and encouraged.
- F. Where a development proposes to aggregate the required open space of a phased development, such open space must be built with the first phase of such a development. When a strict adherence of this requirement is deemed infeasible for site development, the Director of Planning may grant a reduction in the amount of open space required for the initial phase. Such a variance in no way relieves the obligation for the ultimate total open space requirements of the development.
- G. All areas utilized to meet the open space requirements will be generally accessible to the public and will be designed to support gathering, social interaction, dining (including outdoor areas specific to restaurants) and special events. Open spaces may be predominately paved or landscape and will be designed to facilitate adequate pedestrian circulation.
- H. All areas counted as open space must be within 5 feet of elevation (above or below) adjoining street/sidewalk elevations. In cases where an open space is utilized for stormwater management, the base pool elevation may be 8 feet below the adjoining street/sidewalk elevation, so long as the dimension from the edge of any adjoining public sidewalk is a minimum of 40 feet from the center of the proposed pool.

### **214-30.11 Parking Requirements.**

- A. The following parking requirements are established:

	Maximum	Minimum
Office	4 per 1,000 sf	
	NRA	None

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Retail	5 per 1,000 NRA	None
Residential	1 per bedroom	None
Hotel	1 per room	None

- B. On-street parking provided does not count towards maximum retail parking in full and multi-family parking.
- C. Shared parking is allowed and encouraged.
- D. No surface parking lots shall be permitted between any street and the front building line of any building.
- E. Surface parking lots shall provide internal landscape islands at the end of all parking stalls and within parking lots at least every 15 parking spaces, subject to the planting requirements of this UDO.
- F. Bicycle parking shall be provided at a minimum ratio of one (a) bicycle parking spaces per 30 automobile parking spaces. No single building shall provide less than two (2) bicycle parking spaces or be required to provide more than 30 bicycle rack spaces. Multifamily buildings shall provide indoor lockable bicycle storage.
- G. At least one public transit shelter shall be provided along each external street with transit service, subject to the review and approval of the Georgia or Gwinnett Department of Transportation.

### **214-30.12 Architectural Requirements.**

- A. Pedestrian Level Facades. All building facades facing a street (public or private), or pedestrian way utilized to define specified block requirements shall be subject to the following requirements:
  - 1. Building facades greater than 50 ~~100~~ feet of continuous length shall include variety in façade treatments. Treatments may be in the form of materials, textures, and window and door patterns and colors.
  - 2. The length of a façade oriented toward a sidewalk or street without intervening fenestration shall be 20 feet.
  - 3. All residential and/or office buildings shall provide at least one major entry via a sidewalk level lobby. The lobby door must address and be clearly visible for the adjoining sidewalk. Lobbies shall be clearly articulated.
  - 4. All retail uses shall provide direct access to adjoining sidewalks or pedestrian ways. All entrances shall be clearly articulated.
  - 5. All facades must contain at least 50% fenestration at the sidewalk level. The total building façade shall contain an overall average of 40% fenestration.
  - 6. Glass for windows and doors shall utilize clear or tinted glass. Tinted glass shall have a minimum transmittance factor of 50% and a visible light reflectance factor of ten or less.
  - 7. Arcades or deeply recessed retail or office facades are discouraged. Where utilized, size and spacing of arcade columns must all clear visibility to 65% of the retail or office storefront from any parallel point on the sidewalk.
  - 8. Parking structure facades shall incorporate finish materials that are consistent and complementary with the façade finish of the primary buildings.
- B. Sidewalk Level Active Uses.
  - 1. Active uses shall be provided along all designated streets and/or pedestrian ways.

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2. The finished floor elevation of any active use will be set no greater than five feet above or below the adjacent sidewalk. Where strict adherence to this requirement cannot be achieved due to existing topographical challenges, a variance may be granted by the Planning Director.
  3. Active uses shall be a minimum of 20 feet of depth measured from the sidewalk street level building façade.
  4. Sidewalk level active uses exclude storage areas and parking.
  5. Queueing lanes or driveways parallel to the adjoining street are not allowed in the active use zone.
  6. The following use shall be placed within a building or parking structure and are subject to the active use provisions, except at their automotive ingress and egress points:
    - a. Structures which feature fueling stations with accessory fueling pumps, service bays, and/or car washes.
    - b. Drive-thru windows for any use including all areas associated with queueing.
- C. General.
1. Each building shall display a street address number clearly visible from the public sidewalk. Said address numbers shall be a minimum of 6 inches in height.
  2. No up-lighting shall be placed a height of less than 8 feet above the required adjoining public sidewalk.
  3. External storefront security grilles shall:
    - a. Be designed as to appear as part of the building architecture.
    - b. Be fully retractable.
    - c. Not be solid or opaque.
    - d. Allow visibility into the store when in use.

### **214-30.13 Service, Loading, Mechanical, and Accessory Features.**

- A. All external dumpsters and trash compactors shall be located to the rear of buildings and be enclosed with decorative masonry walls and decorative gates to a height of 8 feet or located within a building or parking structure.
- B. All loading and service areas shall be located and oriented in a manner that minimizes visibility for any public or private street or pedestrian way that is utilized to meet the block requirements or located within a building or parking structure.
- C. Any mechanical and accessory features (including satellite dishes) shall be:
  1. Prohibited between the building and any street.
  2. Located on the roofs of buildings.
  3. Screened to a height equal to the height of the units.
  4. Wall mounted utility equipment shall be screened and/or painted to match the adjacent façade finish.
- D. No barbed wire, razor wire, or similar elements shall be permitted.

### **214-30.14 Submittals and Approvals Process.**

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- A. Any new construction and renovation of more than 60% of the principal structure of an existing property requires the issuance of a Special Administrative Permit (SAP) prior to the application for any demolition, land disturbance or building permit.
- B. Applicants needing a SAP shall schedule a pre-application meeting with the Director of Planning (or the designee) prior to the submission for any SAP. Said meeting will be scheduled within 14 days and held within 30 days of an applicant's request. The purpose of the meeting will be to:
  - 1. Ensure the applicant's understanding of the overlay requirement and approvals process.
  - 2. Inform the staff of the applicant's vision and limits of property.
- C. Requirements for the submittal of a SAP are as follows:
  - 1. Property boundary survey no more than 2 years old from date of application.
  - 2. Site plan indicating proposed block divisions and street/pedestrian way locations.
  - 3. Calculations of required and provided open space.
  - 4. Plans indicating all building locations and streetscape requirements.
  - 5. Design including materials for all park or plaza spaces utilized to meet open space requirements.
  - 6. Building elevation illustrating requirements set forth in Architectural Standards.
  - 7. Notification to planning for any and all variations from the standards established, whether by result of hardship or meeting the goals of the ordinance through equal or superior methods.
- D. Review and Response.
  - 1. Within 4 weeks of submittal, the Director will establish a meeting with the applicant and present to the applicant any comments relative to the lack of compliance with the standards of the ordinance. If the Director has no comments and the application is deemed to be in compliance, a SAP will be issued on that date.
  - 2. The applicant shall make amendments to plans and resubmit as noted. If all changes are in accordance with the comments rendered in the review meeting, the Director will issue the SAP within 30 days of resubmittal.
- E. Variations.

The Director of Planning may grant variation from any of the standards set forth in this ordinance with the exception that there will be no variations granted for uses not listed as permitted. Variations may be granted when in the opinion of the Director:

  - 1. The strict adherence to a provision creates a hardship due to extreme topographical or site conditions.

## Title 2: Land Use and Zoning

2. The applicant proposes a solution which meets and exceeds the minimum standards of this ordinance in a manner that in the opinion of the Director provides a superior environment.

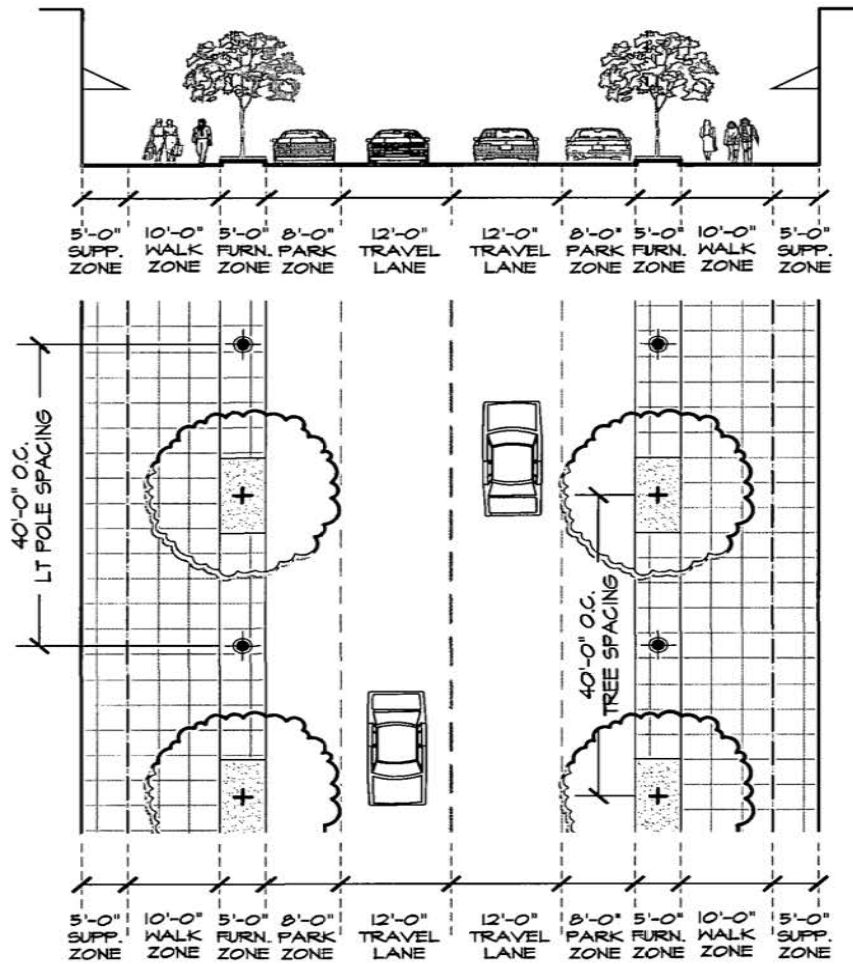


EXHIBIT A  
STREET STANDARDS

## Title 2: Land Use and Zoning

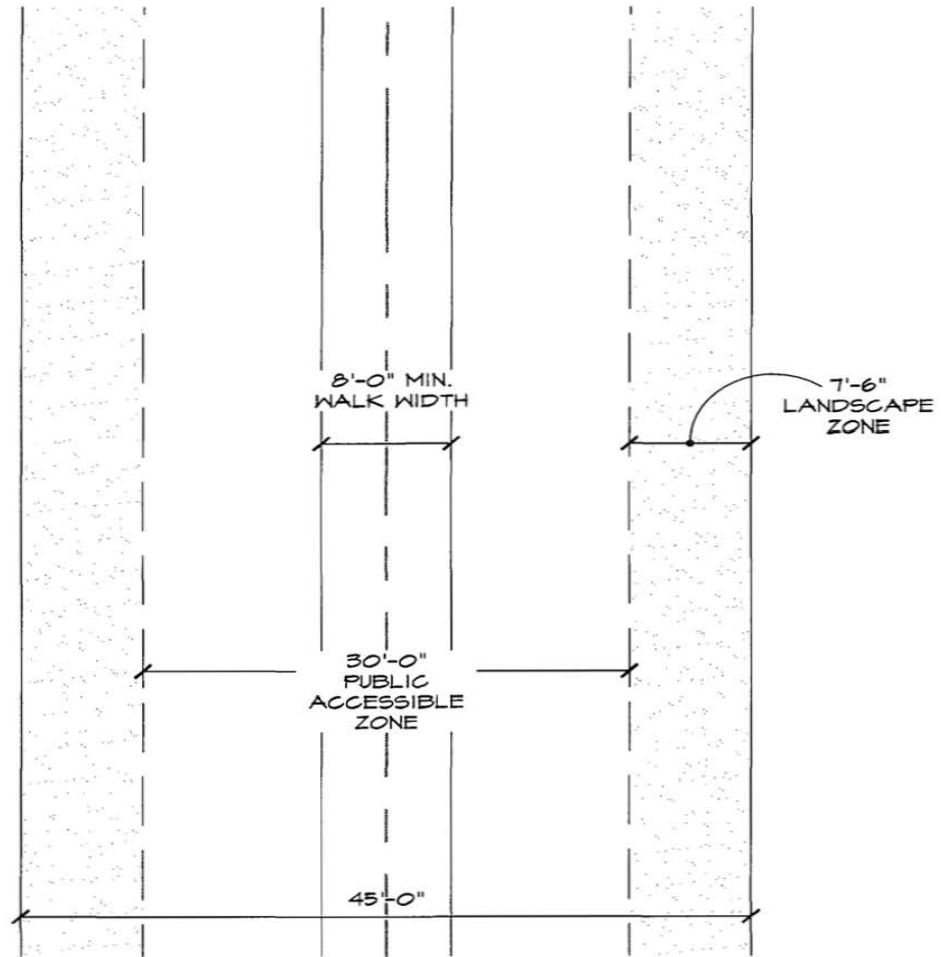


EXHIBIT B  
PEDESTRIAN WAY STANDARDS

### Section 214-40. Gateway 85 Overlay District.

#### 214-40.1 Purpose and Intent.

The purpose of the Gateway 85 Overlay District is to enhance the vitality and livability of the Gateway 85 business district. Specifically, the district is intended to:

- A. Create an attractive setting for business growth that supports the tax base, provides jobs, and promotes the district's continued success;
- B. Promote quality redevelopment that will reinforce the district's brand and improve its market attractiveness for investment;
- C. Encourage the revitalization of underutilized commercial and industrial properties;
- D. Reduce and eliminate incompatible land uses;
- E. Achieve and maintain a unified and pleasing aesthetic quality in landscaping, site planning, and signage;
- F. Establish standards for high-quality, useable open space in commercial and mixed-use projects;
- G. Promote safe and convenient vehicular, pedestrian, bicycle, and transit mobility; and
- H. Encourage design that improves public safety and security.

#### 214-40.2 Applicability

- A. The boundaries of the Gateway 85 Overlay District shall be as shown on the official overlay district map, except that this overlay does not apply to areas zoned exclusively for single-family detached or attached residential development.
- B. The Gateway 85 Overlay District shall function as an overlay zoning, wherein the underlying zoning district standards remain in effect and the standards of this overlay apply in addition. Whenever this overlay imposes a standard that is more or less restrictive, the requirements of this Overlay District shall govern.
- C. All buildings, structures, or land, in whole or in part, shall be used, occupied, erected, constructed, moved, enlarged, or structurally altered, in conformance with this overlay according to Section 220.40.3.
- D. Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this overlay, provided that the construction under the terms of such permit is diligently followed until its completion subject to all applicable provisions of this UDO.
- E. It is not the intent of this overlay to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this overlay shall govern.
- F. *Definitions.* The following term shall have the following meaning when used in this overlay:
  - 1. *Priority Corridor.* High visibility corridors that are held to a higher design standard, including:

## Title 2: Land Use and Zoning

- a. Beaver Ruin Road;
- b. Buford Highway;
- c. Crescent Drive;
- d. Dawson Boulevard;
- e. Indian Trail Road;
- f. Jimmy Carter Boulevard;
- g. Oakbrook Parkway;
- h. Rockbridge Road;
- i. Singleton Road; and
- j. South Norcross Tucker Road.

### **214-40.3 Redevelopment Thresholds**

#### **A. *Redevelopment thresholds.***

1. *Renovations.* Renovations, alterations, adaptations, restorations, repairs, or other physical modification to a structure or portion of a structure that existed before adoption of this overlay, shall be subject to the Non-conforming Use provisions of this UDO.
2. *Expansion.* Expansions to any building or use shall be subject to the provisions of this overlay with the exception of Section 214.40.5 Streetscape Standards and Section 214.40.8 Access Management.
3. *Site Disturbance.* Any Site disturbance or modifications shall be subject to the provisions of this overlay with the exception of Section 214.40.8 Access Management.
4. *Change of use.* Change from a use that existed before adoption of this overlay shall be subject to the provisions of this overlay with the exception of Section 214.40.5 Streetscape Standards and Section 214.40.8 Access Management.
5. *Multiple thresholds.* When a proposed activity includes multiple thresholds identified in "2" through "4" immediately above, the provisions of each applicable threshold shall apply.

### **214-40.4 Use Provisions.**

- A. *General.* Uses shall be in accordance with the underlying zoning district, except as specifically otherwise stated in this section.
- B. *Prohibited Uses.* The following use are prohibited in this overlay:
  1. Adult entertainment;
  2. Salvage operation or junk yard;
  3. Pawn shops; and
  4. Used tire sales as a principal use or accessory to any use.
- C. *Used automobile sales and rental use standards.* The minimum lot size shall be 2-acres.
- D. *Vehicle repairs.* All vehicle repairs shall be fully conducted indoors, regardless of whether the vehicle repairs are a principal or accessory use.



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- E. *Used vehicle sales.* Used vehicles shall not be displayed for sale on any premises unless the premises is used for a conforming automobile sales, car dealership use, or unless such used vehicle sales is a continuation of an activity that was a legally occurring on the premises on the effective date of this overlay.
- F. *Outdoor display or sales standards.*
  - 1. Prohibited outdoor displays or sales. In addition to the conditional use requirements of this UDO for outdoor storage in non-residential districts, the following are prohibited:
    - a. Outdoor display or sales of merchandise associated with a pawn shop;
    - b. Outdoor display or sales of used merchandise associated with any use;
    - c. Outdoor display of tires for sale, rental, or storage; and
    - d. Outdoor display of or sales of appliances associated with any use.
- G. *Convenience Stores with Fuel Pumps.* Shall be prohibited in the C-1, Neighborhood Business District and shall require a Special Use Permit in the C-2, General Business District and C-3, Highway Business District.

### **214-40.5 Streetscape Standards.**

- A. Streetscapes shall be installed along public rights-of-way as specified in Table 214.4: Streetscape Table, except as provided in "B" immediately below for an alternative multi-use trail. Streetscapes shall include a sidewalk landscape strip adjacent to the roadway, a sidewalk, and a landscape strip at the back of the sidewalk on private property.
- B. A multi-use trail may be required instead of a sidewalk landscape strip and sidewalk where identified as a multi-use trail in the Gwinnett County Trails Master Plan.
- C. Sidewalks shall be constructed with an additional 2-foot by 8-foot concrete pad, located outside of the right-of-way, designed to accommodate existing or future pedestrian amenities such as benches, planters, and trash containers, at the following locations:
  - 1. At intersections of Priority Corridors with an arterial, major collector or minor collector identified on the Gwinnett County Long Range Road Classification Map;
  - 2. At locations along Priority Corridors designated for a transit stop or future transit stop by Gwinnett County Department of Transportation;
  - 3. At locations along Priority Corridors designated for a school bus stop by the Gwinnett County Board of Education; and
  - 4. Such pedestrian amenity sidewalk pads shall not be required closer than 300 feet from another such pad on the same side of the Priority Corridor.
- D. All amenities required and listed above shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett and/or Georgia Department of Transportation. Locations of pedestrian amenity sidewalk pads shall be coordinated to avoid locations of curb inlets, guardrails, and bridges.
- E. All new utility lines shall be buried.
- F. Streetlights shall be provided. (Gwinnett CID Standards)

**Table 214.4 Streetscape Table**

## Title 2: Land Use and Zoning

Street Type	Sidewalk Landscape Strip	Sidewalk	Landscape Strip	Streetlights
Principal Arterial, Major Arterial, Minor Arterial, Major Collector	Min. 2 ft.	Min. 8 ft.	Min. 10 ft. per Section 620-20	Required
Local	Min. 2 ft.	Min. 5 ft.	Min. 10 ft. per Section 620-20	Required

### 214-40.6 Lighting Standards.

- A. Rope lighting is prohibited, including on the interior of a building when visible from the exterior.

### 214-40.7 Pedestrian Access.

- A. A walkway shall be provided from all buildings to an adjacent public right-of-way, as follows:
1. Parcels under 2 acres shall provide a walkway with a minimum width of 5 feet, except as specified in "3" immediately below.
  2. Parcels 2 acres or larger shall provide a walkway with a minimum width of 5 feet and a landscape strip with a minimum width of 5 feet along both sides of the required walkway, except as specified in "C" immediately below.
  3. Walkways and landscape strips are not required for existing buildings or uses when the applicant demonstrates that their installation would do any of the following:
    - a. Render the parcel non-conforming with regards to parking; or
    - b. Result in a 10% or more reduction in the number of parking spaces on the parcel; or
    - c. Require the construction of retaining walls, site grading, site excavation, or site fill; or
    - d. Is determined by the Director of Planning and Development to be infeasible because of topographic or other site-specific constraints.
  4. The required or provided walkway surface shall be hardscape but may not be asphalt.
- B. The required or provided landscape strip shall be planted in accordance with the standards of Section 620-20.

### 214-40.8 Access Management.

- A. Driveways may not be located on a Priority Corridor when vehicular access is available from a right-of-way that is not classified as a Priority Corridor, except where the Director of Planning and Development determines it is infeasible due to conflicts with adjacent land uses.

### 214-40.9 Building Design.

- A. *Foundation plantings.* All building foundations along a Priority Corridor shall conform to these standards, except as provided for in "3" immediately below:
1. All portions of foundations that extend more than 12 inches above finished grade shall be screened from Priority Corridors with continuous evergreen or semi-evergreen shrubs;
  2. At the time of installation, the screening shall be at least 1 foot in height and reach a height of 3 feet within 3 years of planting; and

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3. Foundation plantings are not required adjacent to ground floor commercial storefronts when said plantings would obstruct views into the commercial establishments, subject to approval of the Director of Planning and Development.

### **214-40.10 Screening.**

- A. *Wall-mounted equipment.* Wall-mounted equipment shall be screened from Priority Corridors as follows:
  1. Wall-mounted equipment located on any surface shall be screened from Priority Corridors by an opaque fence or wall, or landscaping;
  2. The screening design shall be compatible with the principal building in terms of texture, quality, material, and color; and
  3. Screening shall be of a height equal to or greater than the height of the mechanical equipment being screened.

### **214-40.11 Site Accessories.**

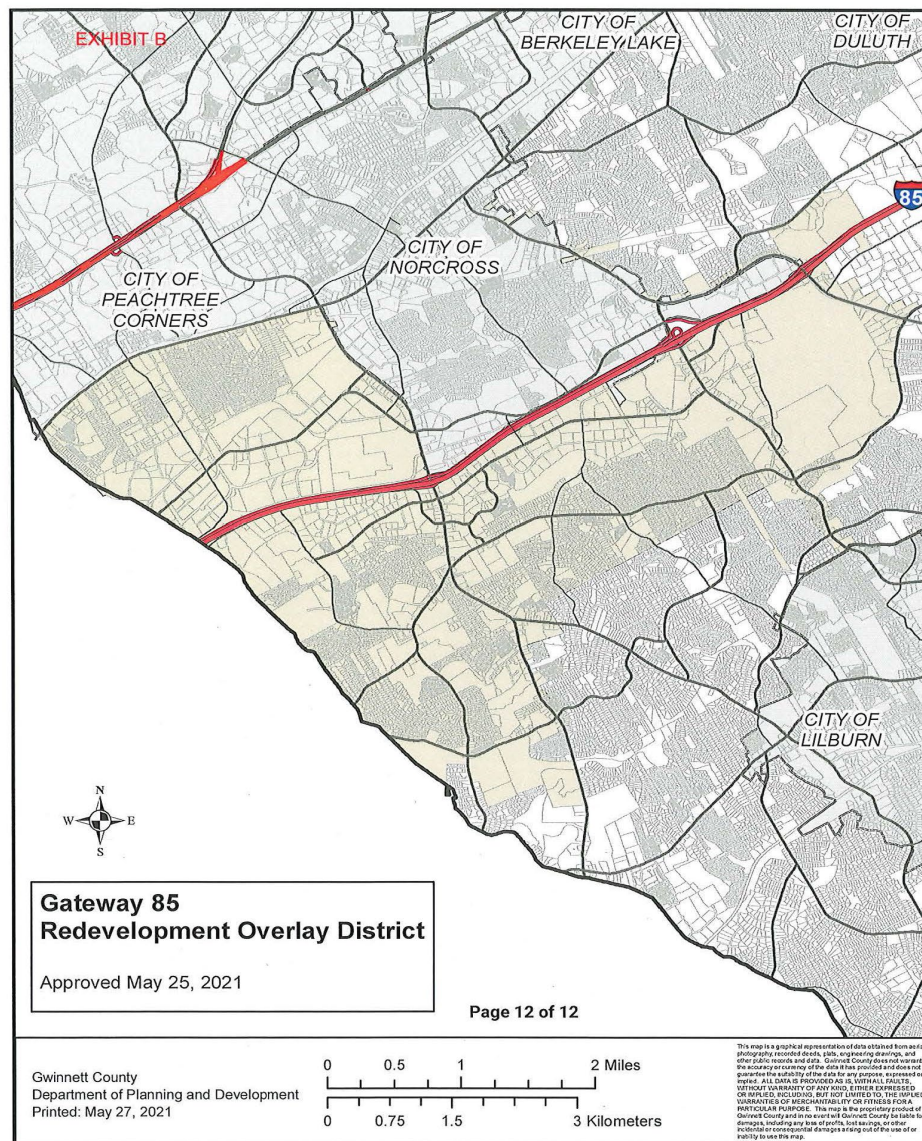
- A. *Fences and walls.* This section applies to all fences and walls, regardless of whether they are intended to satisfy screening requirements.
  1. Chain link fencing is prohibited, except in M-1 and M-2 zoning districts and only when the change link fencing is not visible from a Priority Corridor.
  2. Barbed wire, razor wire, or similar elements are prohibited, except in M-1 and M-2 zoning districts and only when not visible from any street.
  3. Any wall or fence which extends into the required front yard shall be ornamental or decorative and either constructed as:
    - a. A solid wall faced in brick, stucco, or stacked stone wall; or
    - b. As a wrought iron-style fence with brick or stacked stone columns (maximum 30-feet on-center).
  4. When fences or walls are located within the streetscape landscape strip listed in Sec. 214-40.5, they shall be set back at least 5 feet from the public right-of-way to provide landscaping between the fence and the sidewalk.
- B. *Shopping cart corals.* Shopping cart corrals located in the parking areas of retail developments shall be of decorative quality. Shopping cart storage shall be screened from view from the parking lot.

### **214-40.12 Common Area.**

- A. At least 5 percent of the net project acreage (total acreage of the project excluding 100-year floodplain and wetland areas) of all new non-industrial developments over 10 acres in size shall be provided as Common Area as required by this section.
- B. Required Common Area shall be provided outdoors and appropriately improved as a pedestrian amenity and/or for aesthetic appeal.
- C. Common Area may be met in one contiguous open area or in multiple open areas on a parcel; however, to receive credit, the area shall be at least 20 feet in width and length, and at least 50% of the required amenity space shall be located in one contiguous open area.

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- D. All Common Area, other than rooftop areas shall be located at grade.
- E. Common Area may be roofed provided it is part of the Common Area facilities and it is not enclosed.
- F. Common Area shall not be parked or driven upon, except for emergency access and permissible temporary events.
- G. In calculating the minimum Common Area requirement, the following or similar facilities may be included:
  - 1. Ground-level Common Area facilities such as sidewalks/walkways, swimming pool, playground, sport court, dog park, garden, community garden, park, green pavilion, seating area or plaza, landscape areas, bio-retention areas (when designed as an amenity), pond/lakes, and water features.
  - 2. Upper-level Common Area facilities such as a common balcony, rooftop deck or rooftop garden.
  - 3. Required buffers and/or State stream buffer may not be considered Common Area.



## Section 214-50. Innovation Overlay Zoning District

### 214-50.1 Purpose and Intent

The purpose of the Innovation Overlay Zoning (IOZ) District is to promote sustainable, environmental stewardship; to facilitate a knowledge community including medical, agricultural, and environmental research uses, and a mix of housing options; and to provide civic space and parks; entertainment and hospitality amenities; and businesses and entrepreneurial space in a cohesively designed setting. The IOZ District encourages opportunities for recreation and alternative modes of transportation throughout the district. The entirety of the district is conceived as a place where a focus on people and ideas creates special environments. The district shall be guided by a series of unifying principles:

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- A. Respect for the natural contour of the land;
- B. Provide a diversity of housing types;
- C. Create highly collaborative environments supportive of programming for the arts, music, and education;
- D. Inspire settings where people can feel, touch, experience and create the future; and
- E. Promote access to a wide variety of people, companies, and institutions.

Specifically, the IOZ District is intended to:

- A. Allow for a range of innovation and research facilities, and the broad exchange of ideas between residents and employees;
- B. Promote a framework for innovative design solutions with respect to environmental resources and functions within the landscape;
- C. Allow development that will support and benefit from alternative transportation modes such as bus transit, rail transit, ridesharing, bicycling, and walking;
- D. Support the clustering of land uses and development patterns that support pedestrian circulation;
- E. Encourage formation of pedestrian-friendly activity centers with residential, commercial, and office development that incorporate safe living environments for the residents of Gwinnett County;
- F. Promote development standards that incorporate the design of innovative projects providing for current and future trends in urban design, public amenities, and green space concepts;
- G. Provide a distinct district that will improve the market attractiveness of the area for investments by the private and public sectors;
- H. Provide appropriate guidelines to encourage development consistent with the 2040 Unified Plan, as amended;
- I. Provide for connectivity of streets, multipurpose trails, and sidewalks for improved vehicular and pedestrian circulation and reduce the dependence on automobile uses by increasing the ease of movement and opportunities for alternative modes of travel; and
- J. Provide for the integration and preservation of open space which incorporates a multiuse trail system that provides connectivity within the district and to the larger region, when possible.

### **214-50.2 Applicability**

- A. The boundaries of the Innovation Overlay Zoning District shall be as shown on the official Overlay District Map, maintained by the Department of Planning and Development.
- B. The Innovation Overlay Zoning District shall function as an overlay zoning, wherein the underlying zoning at the time of enactment of the overlay remains effective. Whenever this overlay imposes a standard that is more restrictive or less restrictive, the requirements of this Overlay District shall govern per the redevelopment thresholds in Section 214.50-4.

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- C. All buildings, structures, or land, in whole or in part, shall be used, occupied, erected, constructed, moved, enlarged, or structurally altered, in conformance with this Overlay according to Section 214-50.4
- D. It is not the intent of this Overlay to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this Overlay shall govern.
- E. All properties located in the Rowen Innovation Subdistrict shall be developed in conformity with the Rowen Design Guidelines, adopted by the Board of Commissioners on September 27, 2022, incorporated herein by reference, including any amendments thereto.

### **214-50.3 Reserved**

### **214-50.4 Redevelopment Thresholds and Nonconforming Uses**

- A. Renovations, expansions, and site disturbance of any structure or site existing before the adoption of this Overlay shall be subject to the provisions of Chapter 260-Non-Conformation Uses, of this UDO, with the following exceptions:
  - 1. Renovation. Renovations to a structure, or portion of a structure, that existed before adoption of this Overlay in the Rowen Innovation Subdistrict shall apply if they impact 60 percent or more of a building.
  - 2. Expansion. Expansions to any building or use by more than 10 percent shall be subject to the provisions of this Overlay, except for 214.50.6.D and 7.D Street Standards.
  - 3. Site Disturbance. Site disturbance greater than 5,000 square feet shall be subject to the provisions of this Overlay, except 214.50.6.A and 7.A Permitted Uses, 214.50.6.C and 7.C Building Standards, and 214.50.6.D and 7.D Street Standards.
  - 4. Change in Use. Any change in use from one occupancy classification to another shall be subject to the following provision of this Overlay:  
214.50.6.A and 7.A Permitted Uses.

### **214-50.5 Use and Development Standards**

The Rowen Innovation Subdistrict is intended to accommodate a critical mass of innovation and research facilities representing a wide range of industries.

- A. Permitted Uses
  - 1. Low and medium density research and office uses limited to research, professional office, and some incidental assembly; and
  - 2. High density mixed use.
- B. Prohibited Uses. The following uses are prohibited:
  - 1. Adult Establishments
  - 2. Ambulance or Medical Transport Company

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3. Appliance Repair Shop
4. Automobile Brokerage
5. Automobile, Truck, Motorcycle, ATV, Recreational Vehicle or Marine Related Uses including any establishment selling, installing, repairing, or servicing vehicles in any manner, including:
  - a. Accessories Sales and Installation
  - b. Auction
  - c. Brokerage
  - d. Customization, Modification, and Rebuilding
  - e. Emissions Inspections
  - f. Parts Store
  - g. Rental (unless as an accessory use to a hotel and located entirely within a parking structure)
  - h. Repair or Lubrication
  - i. Sales and Related Service
  - j. Tire Sales and/or installation
  - k. Washing and/or Detailing
6. Bail Bonding Company
7. Bank or Financial Service with Drive-Thru
8. Blood Plasma Donation Center
9. Building Materials Sales
10. Carpet and Upholstery Cleaning Service
11. Cement, Concrete, or Masonry Plant
12. Cemetery or Mausoleum
13. Check Cashing or Payday Loan Facilities
14. Contractor's Office with Outdoor Storage
15. Convenience Stores with Fuel Pumps
16. Driving Instruction
17. DUI School
18. Electronics Waste (e-waste) Collection/Recycling
19. Funeral Home
20. Golf Driving Range
21. Ice Vending Machines, Bulk



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22. Janitorial and Maid Services
  23. Kennel or Pet Boarding
  24. Lawn Treatment Service
  25. Manufactured Building or Mobile Home Sales
  26. Lawn and Garden Equipment Sales and Service
  27. Outdoor Sales and Storage
  28. Pawn Shop
  29. Recreational Vehicle Park or Campground
  30. Restaurant with drive-in or drive-thru service
  31. Self-Storage or Mini-Warehouse Facility
  32. Shooting and Archery Ranges and similar outdoor recreation facilities
  33. Shooting Ranges, indoor
  34. Smoke Shop or Novelty Shop
  35. Sports Training Facility, outdoor
  36. Standalone ATM
  37. Standalone Parking Lots
  38. Stone Yard and Stone Cutting
  39. Swimming Pool Sales and Supply Stores
  40. Taxi or Limousine Service
  41. Title Loan Facility
- C. General District Requirements: All development and/or redevelopment of property within the district shall adhere to the Rowen Design Guidelines, per Section 214-50.2.E, with the exception of the standards outlined below.
1. Development of individual sites with the Rowen Innovation Subdistrict shall be developed according to the applicable character area in which they are located, as indicated in the Rowen Design Guidelines. The development of these sites shall meet the following minimum standards:
    - a. Low Density Office/Research Character Area:
      - i. Maximum Site Coverage: 60%
      - ii. Density: Maximum 0.9 Floor Area Ratio (FAR)
      - iii. Maximum Building Height: 5 stories
    - b. Medium Density Office/Research Character Area:
      - i. Maximum Site Coverage: 75%
      - ii. Density: Maximum 1.25 Floor Area Ratio (FAR)
      - iii. Maximum Building Height: 8 stories

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- c. Village Character Area:
  - i. Density: Maximum 2.5 Floor Area Ratio (FAR)
  - ii. Maximum Building Height: 8 stories

### D. Submittal and Approval Process

1. Special Administrative Permit (SAP) Required: Applicants shall submit an SAP application on forms provided by the Department of Planning and Development prior to submittal of a land development or building permit application.
2. SAP applicants shall schedule a pre-application meeting with the Director (or designee) prior to the submission of an SAP application on forms provided by the Department of Planning Development. The purpose of the meeting will be to:
  - a. Ensure the applicant's understanding of the Overlay requirement and approvals process.
  - b. Inform the staff of the applicant's plan for developing the property.
3. Minimum submittal requirements for an SAP application are as follows:
  - a. Official approval documentation from the Rowen Architectural Guidance and Design Review Board.
  - b. Approved plans, building elevations, and other documents approved by the Rowen Architectural Guidance and Design Review Board.
  - c. Any other required information to demonstrate compliance with this overlay district and the Rowen Design Guidelines.
  - d. Any other requirements determined necessary by the Department of Planning and Development.
4. SAP application review procedures, include:
  - a. Upon acceptance of a complete application, the Department of Planning and Development shall review the submitted application and provide a list of comments to the applicant.
  - b. The applicant shall make amendments to plans and resubmit, as noted.
  - c. A meeting with the applicant may be requested, if necessary, to discuss any application deficiencies.
  - d. Once the application is approved, an SAP shall be issued which is required prior to submittal of a land development application.

**214-50.6-10 Reserved**

## Chapter 230. Standards Applying to All Districts

### Section 230-10. Permitted and Special Uses.

**230-10.1** The uses established by each zoning district within this UDO shall be permitted only as listed within each zoning district and only in the manner so listed. Any use not listed in said table shall be prohibited, except as contained herein. Additionally, for any use not listed in said table, the Director shall have the authority to determine the most appropriate zoning district(s) and/or Special Use Permit requirements for such use, after receiving documentation from the property owner adequately outlining and describing the specific details of the proposed use.

**230-10.2** Any use not listed in a particular zoning district shall be prohibited in that zoning district, unless it is a non-conforming use lawfully established prior to the effective date of the ordinance or amendment that rendered it legally non-conforming. See Chapter 260.

**230-10.3** Restrictions on the location of telecommunication facilities in certain zoning districts are provided in the Gwinnett County Telecommunications Tower and Antenna Ordinance.

**230-10.4** Restrictions on the location and operation of adult establishments are provided in Section 230-130.

**230-10.5** Restrictions on the location and operation of temporary outdoor activities are provided in the Temporary Outdoor Activity Ordinance. Temporary outdoor activities shall also meet the parking requirements of Chapter 240 of this UDO.

**230-10.6** All uses identified in this UDO are intended to mean: 1) terms as may be specifically contained in the definitions section of this ordinance; and 2) to have the commonly accepted definitions contained in the most recent edition of the Complete Illustrated Book of Development Definitions .

### Section 230-20. Conditional Use Standards.

#### 230-20.1 Purpose and Intent.

- A. The purpose of the e Conditional Uses in this UDO is to provide more specific standards for certain uses for which additional use restrictions, site development and/or design standards are necessary to ensure that they will be compatible with surrounding uses, have minimal impact on the environment, promote the health, safety and welfare of the community and meet the intent of the Gwinnett County Unified Plan.
- B. These standards apply to specific uses in all zoning districts (unless otherwise noted) and shall be enforced by the Department.
- C. Any use that is regulated by this UDO and is authorized in a zoning district shall be developed in conformity with the applicable Conditional Use Standards for that use provided. No permit shall be issued for a use, building or structure that does not conform to applicable Conditional Use provisions; except that, where any requirement of the Conditional Use Standards conflicts with a condition of rezoning, special use permit or other action of the Board of Commissioners, the condition shall prevail.

### Section 230-30 Accessory Use, Building, and Structure Standards.

**230-30.1** All accessory buildings, structures, and uses shall also be subject to other sections of this UDO, but not limited, to the Conditional Use Standards.

**230-30.2** All accessory buildings, structures and uses of land shall be clearly subordinate to and supportive of the principal use and located on the same lot as the principal use to which they are accessory.

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**230-30.3** Accessory buildings or structures shall not be erected on a lot prior to the time of construction of the principal building to which it is accessory, unless otherwise authorized by the Director of Planning and Development.

**230-30.4** Accessory buildings or structures shall not be utilized unless the principal structure on that lot is occupied, unless otherwise authorized by the Director of Planning and Development.

**230-30.5** If a principal building is removed from a property, all accessory buildings or structures on that property shall be removed within 180 days unless a new principal building is constructed.

**230-30.6** No accessory uses or structures except driveways and individual mailboxes shall be located within the public right-of-way. Landscaping, unless required by this UDO, shall not be located within the public right-of-way unless approved by Gwinnett County Department of Transportation.

**230-30.7** All accessory buildings or structures shall be located in the rear or side yard unless explicitly stated otherwise in this section.

**230-30.8** Accessory buildings, structures or uses shall not be allowed in a front yard except those permitted by this UDO.

**230-30.9** Except as provided herein, accessory structures shall be located no closer than five feet to all property lines. Accessory buildings shall meet the following minimum setback requirements adjacent to all property lines:

**Table 230.1: Accessory Building Setback Requirements**

**The following setback shall apply to accessory buildings, unless otherwise specified in this UDO:**

Accessory building size, in area	Required setback distance
0 - 500 sq. ft.	5 ft.
Over 500 sq. ft.	10 ft.

**230-30.10** Driveways, concrete patios, sidewalks, and fences may be located along a property line.

**230-30.11** In all zoning districts, the following accessory uses and structures shall be allowed in front and side yards: fences, walls, gates and gatehouses, signs, mailboxes, covered mail kiosks, sidewalks, walkways, driveways, parking pads, parking lots, parking decks, EV charging stations with canopies, lampposts, flagpoles, basketball goals adjacent to driveway, birdbaths, birdhouses, arbors, trellises, landscaping, and similar features. In the RA-200 zoning district, provided the lot is a minimum of three acres in size, the following shall also be allowed in front and side yards: barns and stables, silos, animal quarters, and agricultural buildings that are customarily related to commercial farming.

In all non-residential zoning districts, the following shall also be allowed in front yards, as applicable: fountains, statuary, and similar decorative features; gasoline pumps and canopies; cart corrals; vacuum stands and canopies, and similar features.

**230-30.12** In all residential zoning districts, except RA-200, the following requirements shall apply to all accessory buildings:

- A. Accessory buildings greater than 120 square feet in floor area shall abide by the following design guidelines:
  1. Exterior walls shall be finished with materials and/or colors similar to that of the principal building.
  2. Internal floors shall be a solid surface and constructed with materials such as, but not limited to, concrete or wood. Gravel and dirt floors are prohibited.

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3. Building height shall not exceed the maximum height permitted by the zoning district or the height of the principal building, whichever is less.
- B. The maximum cumulative total square footage of all accessory buildings allowed on a property shall be no more than 50% of the square footage of the principal building unless a variance is approved by the Zoning Board of Appeals.
- C. Accessory buildings shall not be used for any commercial operation whether permanent or part-time or for any type of human habitation except as part of an approved accessory dwelling, as provided in this UDO.
- D. Accessory buildings shall not be used for the storage of hazardous materials, waste products or putrescent materials.
- E. No commercial vehicles, as defined by this UDO, shall be stored inside an accessory building located within a residential zoning district.

### **230-30.13 Dumpsters.**

- A. Location. Dumpsters shall be located in the rear or side yard. Dumpsters are not allowed in front yards. Dumpsters, including the enclosure structure, shall be located a minimum of 5 feet from property lines and buffers.
- B. Pad. Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- C. Screening. Dumpsters that are not inside a building shall be surrounded by an opaque enclosure not less than 6 feet in height with access via an opaque metal gate. Dumpster enclosures shall be constructed from brick or masonry materials.
- D. Lid and Plug. Dumpsters shall be required to have lids and are prohibited from connecting to sanitary sewer utilities or the stormwater system.
- E. Construction dumpsters for construction material and debris are permitted only for 30 days or with an active building permit and are exempt from screening requirements.

**230-30.14 Flagpoles.** In all districts, flagpoles shall be permitted as accessory structures subject to the following restrictions:

- A. Shall be setback from property lines a distance equal to the height of the flagpole or greater.
- B. Each lot or parcel shall be allowed a maximum of three flagpoles.
- C. Flagpoles shall be 20 feet in height or less in residentially zoned districts and 80 feet in height or less in non-residentially zoned districts.

**230.30.15 Drive-through Service Windows.** Drive-through service windows shall meet the standards for Section 240-80, Stacking Lanes for Drive Through Facilities or Service Windows, and the additional following items:

- A. Each drive-through service window is allowed one additional incidental sign adjacent to the drive-through window that shall not exceed 24 square feet in area.
- B. No outdoor speakers shall be employed within 100 feet of any residential use.

### **230.30.16 Collection Bins.**

- A. Permit required; dates of issuance, expiration.
  1. It shall be unlawful to erect, place, maintain, or operate any collection bin in unincorporated Gwinnett County without first obtaining a permit issued by Gwinnett County.

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2. A permit issued under this Section shall be valid for one year and renewable for one-year periods thereafter.
3. Collection bins owned and/or operated by one person or entity for the benefit of permit applications for another person or entity require the contact information for both entities.
- B. Fee required. The Fee for the Initial Application and Renewal Applications shall be \$250.00. The Sticker Fee shall be \$25.00. These fees shall remain in effect unless otherwise modified by the Gwinnett County Department of Planning and Development's Fee Schedule.
- C. Qualifications of Permittee and Form of Application. In order to qualify as a Permittee under this Section, an applicant must either be (1) an organization exempt from taxes under 26 U.S.C. § 501(c)(3) of the United States Internal Revenue Code, and in good standing with the State of Georgia; (2) a business organization in good standing with the State of Georgia; or (3) a natural person. The application for a collection bin permit shall include the following information from the applicant:
  1. If the applicant claims to be a qualified nonprofit organization; (1) a copy of the determination letter issued by the Internal Revenue Service stating that the applicant is an organization exempt from taxation under Internal Revenue Code, 26 U.S.C. § 501(c)(3); and (2) a certificate of good standing issued by the Office of the Georgia Secretary of State. If the applicant is a business organization not exempt from taxation, a certificate of good standing issued by the Office of the Georgia Secretary of State. A certificate of good standing must not be older than 3 months at the time of application for a permit.
  2. Name, address, and telephone number of the contact person of the applicant who will agree in writing to be available by telephone between the hours of 8 a.m. to 5 p.m., Monday through Friday, to receive and respond to complaints or other inquiries regarding the permitted collection bin.
  3. Name, address, and telephone number of a person who is authorized by the owner or operator of the collection bin to accept service of process and to accept citations issued by the County on behalf of the applicant for violations of this Section.
  4. Written and signed consent from the Site Host or the Lawful Occupant, if applicable, to place the collection bin on the property, including name, address, and telephone number of the Site Host or Lawful Occupant and the name, address, and telephone number of the person authorized by the Site Host or Lawful Occupant to accept service of process and to accept citations issued by the County on behalf of the Site Host or Lawful Occupant. A copy of the lease, rental agreement, or other instrument between the Site Host or Lawful Occupant and the Permittee shall be sufficient to satisfy this requirement provided that the lease, rental agreement, or instrument contains the name, address, and telephone number information required above.
  5. Permittee must provide proof to Gwinnett County of a Certificate of Liability Insurance of at least \$1 million covering the liability of the Permittee arising out of the placement and maintenance of a collection bin.
  6. Permittee must provide a closed boundary survey and a site plan drawn to scale which will indicate the zoning of the property, indicate if there are zoning or overlay conditions on the proposed Site, and show the location of any and all existing bins on the Site; show, and label the dimensions of the proposed bin; show the footprint of the principal building for the Site; show and label the front, rear, and side building setbacks on the Site; label concrete or asphalt surfaces; label landscape and planter areas; label and dimension all buffers (if applicable); show and identify adjacent public streets and rights-of-way; provide a dimension of the distance between the collection bin and the public right-of-way; and any other information deemed necessary by the Director.

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7. In addition to the information listed in this Section, the application shall be made on the form provided by the Gwinnett County Department of Planning and Development.
  8. Applications which are not complete when submitted shall be returned to the applicant with a list of items that are missing from the application.
  9. A complete Collection Bin Permit Application meeting all of the requirements set forth in Subsections (C)(2), (C)(3), and (C)(6) of this section, which is submitted to the Gwinnett County Department of Planning and Development with the required application fee, shall be approved or denied within thirty (30) days of its receipt. Any complete application not approved or denied within 30 days shall be deemed to be approved.
- D. Proof of Permit. Gwinnett County shall provide the Permittee with one permit Sticker for each approved permit. The permit Sticker shall be placed in a conspicuous place on the front of the collection bin that is installed on the permitted property. Gwinnett County will provide replacement Stickers for (\$25.00) should the original Sticker become damaged, fall off, or disappear.
- E. Management, Maintenance; Requirements.
1. Permittee must maintain the aesthetic presentation of each collection bin including fresh paint, readable signage, and general upkeep.
  2. Permittee must provide the County and Site Host or Lawful Occupant a telephone number for requests to respond to collection bin maintenance complaints.
  3. Permittee must respond to complaints within 48 hours of receiving said complaint from the County by telephone during regular business hours of 8:00 a.m. through 5:00 p.m., Monday through Friday. This response may be via telephone and should include a time frame for resolving the complaint.
  4. Permittee must remove graffiti within 48 hours following receipt of notice of its existence by telephone during regular business hours of 8:00 a.m. through 5:00 p.m., Monday through Friday.
  5. If a collection bin becomes damaged or vandalized, it shall be repaired, replaced, or removed within five days of receipt of notice of such condition by telephone during regular business hours of 8:00 a.m. through 5:00 p.m., Monday through Friday.
  6. Permittee shall clearly post on its collection bin that no items shall be left outside the collection bin and Permittee shall remove any materials, trash, or other debris placed outside the collection bin within 48 hours following receipt of notice of its existence by telephone during regular business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.
  7. Collection bins shall have a receiving door that can be closed so that only an authorized representative of the owner may access the items deposited in the collection bin.
- F. Location and Placement of Collection Bins.
1. On parcels of land which constitute ten (10) acres or less, there shall be no more than two collection bins per parcel of land.
  2. On parcels of land greater than ten (10) acres, the Director shall have the discretion to allow for one (1) additional collection bin per every two (2) additional acres of land, provided, however, that all bins are separated by at least 500 feet.
  3. Collection bins shall only be permitted as an accessory use on developed property which is zoned C-1, C-2, C-3, M-1, or M-2; or on the premises of a church or school, consistent with all applicable ordinances and policies, within any zoning district. Collection bins located on County-owned properties shall meet the requirements of subsection (C) 6.

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4. Collection bins shall not be located on property if the principal structure is vacant.
  5. Collection bins shall not be placed in a right-of-way and shall be placed no closer to any adjacent right-of-way than 50 feet or the front or side building plane of the principal structure located on the site, whichever is greater.
  6. Collection bins shall be placed on the Site in a manner that does not impede vehicular or pedestrian traffic flow.
  7. Collection bins shall not be placed in designated parking spaces or reduce the number of parking spaces below the minimum number required by the Unified Development Ordinance, any other Gwinnett County Ordinance, or state law.
  8. Collection bins shall be placed on a concrete or asphalt surface.
  9. Collection bins shall not be placed within any landscape strip, landscaped parking lot island, any type of buffer, or within five feet (5') of a zoning buffer.
  10. Collection bins shall not be placed on sidewalks.
  11. Collection bins shall not be placed within the sight triangle, as defined in The Complete Illustrated Book of Development Definitions, Fourth Edition, and its subsequent revisions, of any intersection and shall not interfere with on-site traffic circulation.
  12. Collection bins located at public libraries shall meet the requirements of subsections a through k above.
- G. Information and Label Requirement for all Bins. Every collection bin shall display the following information in boldface letters at least two inches high located on the front of the collection bin and directly underneath the deposit door or on the deposit door:
1. The name, address, telephone number, and the Internet Web Address of the Permittee.
  2. Each bin shall meet the requirements set forth by the State of Georgia as found in Title 43, Chapter 17 of the Official Code of Georgia Annotated.
- H. Size, Appearance, and Screening of Bins.
1. Collection bins shall not cover a ground surface area in excess of five feet by five feet, nor be more than seven feet in total height.
  2. The exterior of collection bins shall be of neutral, or earth tone color schemes as found in the Architectural Design Standards, Color and Finish Chart found in the Appendix of the Gwinnett County Unified Development Ordinance. High-intensity colors, metallic colors, black, or fluorescent colors shall be prohibited; however, the use of black color for lettering and accent use is not prohibited provided, however, the majority of the bin shall not be black in color.
  3. Collection bins shall be surrounded by a three-sided opaque enclosure not less than six feet in height, with an open side facing away from any public road. Collection bin enclosures shall have a finish consistent with the finish materials of the building facade and conform substantially with the Unified Development Ordinance Design Guidelines.
- I. Violations and Penalties.
1. In addition to any other penalties or remedies prescribed for ordinance violations pursuant to the Official Code of Georgia Annotated and this Unified Development Ordinance, Sections 120-60, 120-70, and 120-80, any person, corporation, company, or entity who places a collection bin on property prior to receiving a permit shall be subject to a penalty of \$300 for each violation.



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2. In addition to any other penalties or remedies prescribed for ordinance violations pursuant to the Official Code of Georgia Annotated and this Unified Development Ordinance, Sections 120-60, 120-70, and 120-80, if a Permittee is found to have violated any provision of this Section, after notice and opportunity to cure the alleged violation, the Permittee shall be subject to a penalty of \$250.00 for each violation, including but not limited to the following violations:
  - a. Failure to adequately respond to maintenance request;
  - b. Failure to maintain collection bins as set forth in Section C(5) above;
  - c. Failure to adhere to collection bin placement and removal provisions; or as set forth in Section C(6) above;
  - d. Failure to adhere to all permit requirements.
3. If a Permittee is found to have violated the provisions of Section 230-130.4(C) and ignores mitigation on more than 3 occasions in a calendar year, the Permittee shall, in addition to all penalties set forth in this Section along with those allowed by the Official Code of Georgia Annotated, be deemed ineligible to place, use, or employ a collection bin, and apply for any renewal permits for collection bins, within the County for a period of one year, and the County may require removal of any or all of such Permittee's collection bins upon 30 days advance notice.
- J. Liability; protections. The Site Host or Lawful Occupant will be held harmless by the Permittee for the removal of an unauthorized collection bin or where removal is necessary to comply with zoning ordinances.

### **230.30.17 Outdoor Seating.** Outdoor seating for restaurant service is permitted subject to the following requirements and restrictions:

- A. No outdoor seating associated with a sidewalk café shall be used for calculating seating requirements pertaining to the location of, applications for, or issuance of a liquor license for any establishment nor shall the additional seats be used to claim any exemption from any other requirement of any county or state code or ordinance.
- B. The perimeter of the outdoor seating area shall be delineated using non-permanent fixtures such as railings, planters, decorative chains, or other similar decorative fixtures.
- C. Tables, chairs, umbrellas, canopies, awnings, and other similar fixtures shall be of uniform design and shall be made of quality materials and workmanship to ensure the safety and convenience of users and to enhance the visual quality of the urban environment.
- D. Design, materials, and colors shall be compatible with the abutting building for all locations, and any applicable design guidelines.
- E. Outdoor seating abutting a public sidewalk shall be subject to the following additional development standards:
  1. A minimum of one unobstructed pedestrian path of at least six feet wide shall be maintained parallel along the sidewalk connecting to any abutting businesses.
  2. A minimum of one unobstructed pedestrian path of at least six feet wide shall be maintained to connect the building entrances to the sidewalk or curb line of the abutting street.

## **Section 230-40. Application of Dimensional Standards.**

**230-40.1** Proposed structures exceeding the height limitations established by the zoning districts contained within this UDO, and which have not been granted approval by the Board of Commissioners through a concurrent

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variance, shall be subject to a variance by the Zoning Board of Appeals. The height limitations of this Section shall not apply to:

- A. Cupolas, weathervanes, chimneys, parapets and similar architectural features, or satellite dishes or other necessary mechanical rooftop appurtenances, which extend 12 feet, or less, above the allowable building height.
- B. Steeples, domes, belfries, or ornamental towers which are 100 feet in height, or less.
- C. Barns, silos, and similar agricultural structures which are 35 feet in height, or less within the RA-200 zoning district.
- D. Water towers, smokestacks, conveyors, derricks, and similar industrial structures which are 75 feet in height, or less.
- E. These exclusions shall not apply in the vicinity of airports where Federal Aviation Administration runway protection zone standards shall apply.

### **230-40.2 Minimum Lot Size.**

- A. Lots shall meet the minimum lot size and minimum lot width established by each zoning district within this UDO. In addition, no lot served by a septic tank shall have a lesser area than that approved by the Environmental Health Section for safe drinking water and septic tank operation.
- B. For a lot fronting on a cul-de-sac, lot width shall be measured along a straight line tangent and perpendicular to the midpoint of the minimum required curved front setback line.

**230-40.3 Reduction in Lot Dimensions.** No lot shall be reduced in size so that the minimum lot size established by each zoning district within this UDO is not maintained. This limitation shall not apply when a portion of a lot is acquired for a public purpose or for unbuildable lots such as those used exclusively for subdivision identification signage, entrance or landscape features, common areas, mail kiosks, or stormwater facilities.

**230-40.4 Substandard Lots of Record.** Any lot of record existing at the time of the adoption or amendment of the UDO, that has an area or width that is less than is required by the UDO, may be used, subject to the following exceptions and modifications.

- A. **Adjoining Lots.** When two or more adjoining lots of record with continuous frontage are in one ownership at any time after the adoption or amendment of the UDO and such lots, individually, have an area or width that is less than is required by the UDO, then such contiguous lots shall be considered as a single lot or several lots of the minimum width and area required in the Zoning District in which they are located and are required to be combined.
- B. **Individual Lot Not Meeting Minimum Lot Size Requirements.** Except as set forth below in 230-20.5.A, in any Zoning District in which one-family dwellings are permitted, any lot of record existing at the time of adoption or amendment of the UDO which has an area, width or depth less than that required by the UDO may be used as a building site for a one-family dwelling.
  - 1. In any case of such a lot, when it is not possible to provide the required side setbacks and at the same time build a minimum width one-family dwelling, an administrative variance may be granted reducing the side setback requirements for such lot the minimum amount necessary for a reasonable dwelling, but in no case shall each of the side setbacks be less than 5 feet in width.

### **230-40.5 Contextual Front Yard Setback Requirements for Single-Family Residential Lots.**

- A. The front setback requirements of the UDO shall not apply on any lot where the average depth of the front yards of existing buildings on adjoining lots located wholly or partially within one hundred (100) feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is either greater or less than the minimum required front setback depth.

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- B. If the average depth of the front yards is greater than the required front setback, the minimum front setback for such lot shall be within the range of depths of the front yards of the above referenced buildings.
- C. If the average depth of the front yards is less than the required minimum front setback depth, the depth of the front setback of such lot shall be within the range of depths of the front yards of the above referenced buildings.
- D. These provisions shall not apply to properties located within the RA-200 zoning district.

**230-40.6 County Approvals that are Required.** All County approvals that are required for the use of the land and structures and for the location and operation of businesses and industries shall be obtained by the applicant and transmitted with a request for a development permit, building permit, or a certificate of occupancy.

**230-40.7 Temporary Buildings.** A temporary building or buildings for use in connection with a construction project or land subdivision development shall be permitted on the land of the project during the construction period upon issuance of a building permit for the temporary building(s).

### **230.40.8 Industrialized Buildings.**

- A. After the effective date of this UDO, all newly installed industrialized buildings in Gwinnett County are subject to the requirements of this UDO, the State of Georgia Industrialized Buildings Act O.C.G.A. Title 8, Chapter 2, Article 2, Part 1 and "Rules of the Commissioner of Community Affairs, 110-2 Industrialized Buildings".
- B. Industrialized buildings shall conform to all requirements of the UDO and other applicable codes of Gwinnett County and the State of Georgia. The installation of an industrialized building shall require zoning certification and a building permit. Industrialized buildings shall conform to the Gwinnett County Architectural Design Guidelines that are otherwise applicable to such buildings or uses in accordance with this UDO.
- C. Prior to approval of a building permit, the installer shall provide to the Department of Planning and Development a site plan and a set of building design plans to show compliance of each industrialized building unit with this UDO. Evidence of approval by the Georgia Department of Community Affairs shall also be provided.
- D. Transportation of industrialized buildings or components on the streets and highways of Gwinnett County shall be in accordance with applicable requirements of the Georgia State Highway Patrol.
- E. Prior to relocation of an existing building that was constructed in an industrialized fashion but does not bear the insignia of approval of the Commissioner of the Department of Community Affairs required for new industrialized buildings, the owner of such building shall apply for and receive certification of the Department of Community Affairs as provided in Section 110-2-11 of the Rules of the Commissioner of the Department of Community Affairs.

### **Section 230-50. Minimum Space between Dwelling Units.**

The minimum distance between dwelling units shall be 10 feet measured at the closest points between the two structures, excluding building projections such as cornices, eaves, steps, handrails, gutters, and downspouts, except where a greater distance is required by the Gwinnett County Construction Code.

### **Section 230-60. Permitted Encroachments upon Required Setbacks.**

**230-60.1** Cornices, eaves, chimneys, landings, porches, bay windows, or other similar architectural features may extend into the required front, side, and rear setbacks provided such extensions do not exceed 3 feet. Unenclosed Decks, porches, steps, and landings may extend into the minimum required side or rear setback, but

no closer than 5 feet from any property line. Unenclosed decks, porches, steps, and landings may extend into the minimum required front yard setback provided that such extensions do not exceed 10 feet and are located at least 5 feet from the front property line.

**230-60.2** Canopies, covered entrances or walkways for non-single-family residential uses may extend into the required side or rear setbacks provided such extensions do not exceed 3 feet. Such features may extend into the front setback provided such extensions are no closer than 15 feet from the front property line.

**230-60.3** Canopies over fuel pump islands or over pedestrian walkways may extend into any yard provided such extensions are at least 5 feet from any property line.

### Section 230-70. Street Access

**230-70.1** No buildable lot shall be created that does not have access to either a public street, a publicly approved street, publicly maintained street, or private street.

### Section 230-80. Fences and Retaining Walls.

**230-80.1 Height of Fencing** Except as provided in Section 230-80.2, no fence shall exceed 4 feet in height within a required front yard setback or 8 feet in height in any other location. .

#### **230-80.2 Exceptions to Section 230-80.1 are as follows:**

- A. A fence that encloses an approved stormwater management facility may be a maximum of 6 feet in height.
- B. A fence or wall enclosing a sports court may be a maximum of 12 feet in height within a required rear or side yard setback.
- C. The Board of Commissioners may condition the approval of a rezoning or special use permit to require that walls or fences of a height in excess of these regulations shall be placed in any yard where such walls or fence is necessary to provide screening.
- D. Through lots may have a fence up to 6 feet in height along the property line without driveway access.
- E. Subdivision entrance features may be a maximum of 10 feet in height.

#### **230-80.3 Fence Design Standards.**

- A. Any fence which extends into the required front yard on property less than 3 acres in area shall be constructed of brick, stone, wood, wrought iron, or split rail.
- B. No wall or fence constructed of woven wire or metal fabric (chain link, hog wire or barbed wire) shall extend into a front yard. Woven wire or metal fabric fences may extend into a front yard when property contains a minimum of 3 acres and is used for agricultural purposes.
- C. Electric and barbed wire fences shall be prohibited except on lots which meet or exceed the minimum requirements for raising and keeping of livestock (3 acres) or industrially zoned properties.
- D. Exposed concrete blocks, tires, scrap metal, sheet metal, plastic/fiberglass sheeting, vinyl siding or fabric, plywood, pallet material, junk or other discarded items shall be prohibited as fence material.
- E. Posts shall be anchored in concrete and for privacy fencing shall face inward to the subject property.
- F. Temporary chain link security fences up to 8 ft. in height may be erected to surround a non-single-family residential property up to 30 days prior and 30 days following completion of demolition, rehabilitation, or new construction.

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**230-80.4 Height of Retaining Walls.** No retaining wall shall exceed 4 feet in height within 10 feet of a front property line.

**230-80.5 Retaining Wall Design Standards.**

- A. Walls visible from an adjoining property shall be tiered so that no single tier is taller than 20 feet.
- B. Retaining walls visible from the public right-of-way shall be constructed of decorative concrete modular block or shall be faced with stone, brick, or textured cement masonry.

### Section 230-90. Protection of Existing Cemeteries.

**230-90.1** Whenever a development site contains or is adjacent to an existing cemetery, the following cemetery protection measures shall be required:

- A. A 25-foot in-depth grassed buffer strip and a minimum four-foot high wrought-iron style or brick/stone fence shall be provided around the entire perimeter of the cemetery. Said fence shall be located exterior to the required grassed strip. In instances where a cemetery includes an existing fence, the existing fence may be considered to satisfy this requirement.

### Section 230-100. Standards for Zoning Buffers.

**230-100.1 Zoning Buffer Requirements.**

- A. All property zoned for non-residential use shall provide and maintain a zoning buffer along any rear and side property lines abutting a residential zoning district.
- B. All zoning buffers shall meet the planting and maintenance standards for permanent buffers as outlined in Title 3 of this UDO.
- C. Buffers shall meet the minimum width requirements for dissimilar districts as shown in Table 230.1 “Table of Minimum Buffer Requirements” as provided in this Section or as required by a condition of zoning, special use permit, or variance approval. Where conflicts exist between the standards of this section and a condition of approval, the stricter requirement shall apply.

Table 230.2. Table of Minimum Buffer Requirements

Zoning District of New Development	Adjacent Zoning District								
	Single-Family Detached Residential <sup>1</sup>	R-TH	R-IF	Multi-Family Residential <sup>2</sup>	TND	Mixed-Use <sup>3</sup>	Commercial <sup>4</sup>	O-I	Industrial <sup>5</sup>
Single-Family Detached Residential <sup>1</sup>	None	None	None	None	None	None	None	None	None
R-IF	None	None	None	None	None	None	None	None	None
R-TH	35 ft.	None	None	None	None	None	None	None	None
Multi-Family Residential <sup>2</sup>	50 ft.	30 ft.	10 ft.	None	10 ft.	None	None	None	None

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<b>TND</b>	40 ft.	None	None	None	None	None	None	None	None
<b>Mixed-Use<sup>3</sup></b>	75 ft.	30 ft.	None	None	10 ft.	None	None	None	None
<b>C-1</b>	50 ft.	20 ft.	10 ft.	10 ft.	30 ft.	10 ft.	None	None	None
<b>C-2</b>	75 ft.	30 ft.	20 ft.	20 ft.	40 ft.	20 ft.	None	None	None
<b>C-3</b>	85 ft.	40 ft.	30 ft.	30 ft.	50 ft.	30 ft.	None	None	None
<b>O-1</b>	50 ft.	20 ft.	10 ft.	10 ft.	30 ft.	10 ft.	None	None	None
<b>M-1</b>	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	30 ft.	30 ft.	None
<b>M-2</b>	100 ft.	100 ft.	50 ft.	50 ft.	50 ft.	50 ft.	30 ft.	30 ft.	None

<sup>1</sup> RA-200, R-LL, R-100, R-75, R-60, R-SR, & OSC (Inactive Districts: CSO, R-140, RL, R-ZT)

<sup>2</sup> LRR, MRR, & HRR (Inactive Districts: MH, MHS, RM, RMD, RM-6, RM-8, RM-10, RM-13, RM-24)

<sup>3</sup> MU-N, MU-C, & MU-R (Inactive Districts: MUO, MUD)

<sup>4</sup> C-1, C-2, & C-3 (Inactive Districts: O-R, HS, NS, OBP)

<sup>5</sup> M-1 & M-2

### Section 230-110. Architectural Design Standards

**230-110.1 Purpose.** The purpose of these Architectural Design Standards is to enhance the viability and livability of Gwinnett County and encourage pleasing aesthetic design quality in architecture. The Architectural Design Standards promote high quality and aesthetically attractive development and construction in Gwinnett County and establish the basic requirements for architectural and associated landscape components.

**230-110.2 Applicability.** The Gwinnett County Architectural Design Standards shall apply to all buildings and structures constructed in unincorporated Gwinnett County. Wherever the provisions and/or conditions of a zoning case and the requirements of these standards impose a more restrictive, greater, or higher standards, the requirements of the strictest requirement shall prevail.

**230-110.3 Architectural Design Review.** Buildings and structures not requiring a Detailed Architectural Design Review, as indicated below, shall adhere to the following:

- A. Building elevations shall be included in the construction plans submitted for a building permit and shall include a finish legend that specifies each product style name and color for all exterior materials and finishes.
- B. Alternate building designs may be granted upon review by the Director of the Department of Planning and Development. Creative, innovative, and unique designs are encouraged, but care must be taken to maintain design compatibility with surrounding buildings and community features. The Director may authorize a review of an Alternative Architectural Review by the Planning Commission. Such Alternative Architectural Reviews shall be submitted on forms provided by and as directed by the Department of Planning and Development.

**230.110.4 Special Architectural Design Areas.** Certain buildings and structures shall adhere to special review and design requirements.

- A. Buildings and structures within the following areas, or meeting the following thresholds, shall be subject to the following additional review procedures and additional design standards throughout this Section of the UDO:
  1. Those located in an Activity Center/Corridor Overlay Zoning Districts
  2. Those located in a Mixed-Use Zoning Districts
  3. Those located in a Multifamily Residential Zoning Districts

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4. Any new building or structure exceeding 100,000 square feet of gross floor area, regardless of location
- B. Additional review procedures include:
1. Color elevations of all sides of each building shall be included in the construction plans submitted for a building permit and shall include a finish legend that specifies each product manufacturer, product style name and color for all exterior materials and finishes.
  2. An architectural design guide illustrating building and site accessory design elements and features shall also be submitted with the construction plans.
- C. Alternate building designs may be granted upon review by the Director of the Department of Planning and Development. Creative, innovative, and unique designs are encouraged, but care must be taken to maintain design compatibility with surrounding buildings and community features. The Director may authorize a review of an Alternative Architectural Review by the Planning Commission. Such Alternative Architectural Review shall be submitted on forms and as directed by the Department of Planning and Development.

**230.110.5 Building Design for Parcels with Zoning Conditions.** Building designs required by zoning conditions as specified by the Board of Commissioners shall be subject to review and approval of the Director of Planning and Development, or his/her designee, prior to the issuance of a building permit.

- A. Whereas a parcel that is subject to zoning conditions and the Architectural Design Standards of this section, the most stringent design condition/standard of each regulation shall apply to the building design.
- B. The director may approve a modification request, pertaining to the designated parcel zoning conditions, to allow alternate façade design and materials provided the building design modification proposes composition and façade finish materials of a quality which exceeds the parcel zoning conditions requirements. Any design modification request pertaining to parcel zoning conditions denied by the Director shall be submitted by application to obtain a Change in Conditions by the Board of Commissioners.

### **230.110.6 Architectural Design Standards for Commercial and Non-residential Buildings**

#### **A. Design Composition**

1. Existing industrial or warehouse buildings constructed prior to the adoption of these standards are exempt.
2. Building designs shall incorporate façade treatments with a composition of materials, textures, and window and door patterns and colors. Building designs shall integrate at least one material change and color variation averaged over each façade. Buildings with facades longer than one hundred (100) feet shall have an articulated façade that incorporates at least one significant modulation that includes a plan offset and/or color and texture change.
3. The appearance and materials of the rear and side walls shall be similar to and compatible with the front of the building. Generally, the primary exterior material(s) incorporated on the front of the building shall be incorporated on all sides.
4. Building designs shall incorporate a composition of façade features. Features include, but are not limited to, columns, storefront, windows, piers, pilasters, changing rooflines, plan offsets, cornice,

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- tower elements, architectural patterns and texture, cupolas, and dormers.
5. Building designs with greater than four (4) stories shall incorporate at least one significant color change, material change, or architectural feature on either the lower story or upper story.
  6. Building facade elevation colors shall be neutral, earth tone, and natural finish.
  7. The use of business identity colors may be allowed as part of an entrance feature subject to review by the Director.
  8. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Screens shall be a material consistent with the adjacent building or permanent vegetative landscaping.
  9. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment.
  10. Electrical and gas meters on buildings shall be painted to blend with the surrounding wall.
  11. 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 with building materials that complement the building facade.
  12. PTAC wall units on buildings located in Special Architectural Design Areas shall incorporate ornamental louvers or screens.
  13. Modular buildings with permanent foundation connection shall have an exterior façade of fiber cement panels which resembles horizontal siding or textured stucco finish. Metal façade panels are prohibited.
  14. Portable buildings shall be prohibited.

### **B. Design Materials**

1. Building façade finishes shall be permanent durable materials.
2. Smooth face concrete masonry units are prohibited.
3. Textured face concrete masonry shall not exceed 25% of the non-fenestration surface area of any building facade.
4. Architectural smooth and industrial ribbed metal panels may be allowed subject to review by the Director.
5. Low temperature refrigeration buildings may have insulated metal panels subject to review by the Director.
6. Buildings in zoning districts that allow industrial classified buildings with industrial factory occupancies may have precast concrete or tilt-up concrete panels with textured coating finish.
7. Concrete panels shall have a design pattern of architectural reveals and/or insets.
8. The building facades shall incorporate a minimum of two colors.
9. Vinyl siding is prohibited.
10. Exposed plywood/OSB/pressed wood sheathing is prohibited.
11. Exterior burglar bars and steel roll-down curtains are prohibited.
12. Exposed neon, LED or other types of exposed bulb accent lighting shall be prohibited. Light emitting graphic features or signage located on interior walls or bulkheads shall be located a minimum of eight (8) feet behind the exterior glass façade.
13. Equipment screens for ground mounted units shall have a finish that is consistent with the finish materials of the building façade or provide vegetative landscape screening immediately around the units. Screening shall not resemble mechanical louvers.
14. Equipment screens for wall mounted units shall have finish that is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units. Screening shall not resemble mechanical louvers.
15. Equipment screens for roof mounted units and appliances shall be a finish and color consistent



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- with the finish materials of the building facades. Screening shall not resemble mechanical louvers.
16. Under “glow” lighting of fabric, vinyl, or translucent material awnings is prohibited.

### 230.110.7 Architectural Design Standards for Multifamily Residential Buildings

#### A. Design Composition

1. Building designs shall incorporate a composition of features. Features include, but are not limited to, columns, windows, doors, balconies, pilasters, changing rooflines, plan offsets, cornice, porch entrances, tower elements, architectural patterns and texture, cupolas, and dormers. The maximum wall length without façade features shall not exceed thirty (30) feet.
2. Building design shall incorporate a minimum two (2) foot plan offset and/or a color change every one hundred (100) feet.
3. Building designs shall incorporate a composition of colors and materials. Building designs shall integrate at least one material change and color variation averaged over each façade.
4. The appearance and materials of the rear and side walls shall be similar to and compatible with the front of the building. Generally, the primary exterior material(s) incorporated on the front of the building shall be incorporated on all sides.
5. Building designs with greater than four stories shall incorporate at least one significant color change, material change, or architectural feature on either the lower story or upper story.
6. Building façade elevation colors shall be neutral, earth tone, and natural finish.
7. Buildings located in Special Architectural Design Areas shall incorporate ornamental louvers or screens on PTAC wall units.
8. Exterior burglar bars and steel roll-down curtains are prohibited.
9. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Screening shall not resemble mechanical louvers.
10. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Screening shall not resemble mechanical louvers.
11. 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. Screening shall not resemble mechanical louvers.

#### B. Design Materials

1. Building walls shall incorporate brick, cast stone, and/or stone for at least 30% of the non-fenestration façade area in the first and second story. Exposed basement walls shall be considered as part of the first story.
2. Smooth face concrete masonry units are prohibited.
3. Exposed plywood/OSB/pressed wood sheathing is prohibited.
4. Architectural smooth and industrial ribbed metal panels may be allowed subject to review by the Director.
5. Exposed neon, LED or other types of exposed bulb accent lighting shall be prohibited, unless otherwise authorized by this UDO.
6. Equipment screens for ground mounted units shall have a finish that is consistent with the finish materials of the building façade or provide vegetative landscape screening immediately around the units. Screening shall not resemble mechanical louvers.

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7. Equipment screens for wall mounted units shall have finish that is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units. Screening shall not resemble mechanical louvers.
8. Equipment screens for roof mounted units and appliances shall be a material consistent with the finish materials of the building facades. Screening shall not resemble mechanical louvers.

### **230.110.8 Architectural Design Standards for Attached Residential Buildings**

#### **A. Design Composition**

1. Building designs shall incorporate a composition of features. Features include, but are not limited to, columns, architectural windows, balconies, pilasters, changing rooflines, cornice, ornamental roof brackets, porch entrances, tower elements, material patterns, cupolas, and dormers.
2. Building designs shall incorporate a composition of colors and materials. Building designs shall integrate at least one material change and color variation averaged over each façade.
3. Setbacks and/or roof lines shall be varied so that no more than three (3) adjoining dwelling units within a single building shall have the same front setback or roof line.
4. Allowed building elevation colors shall be neutral, earth tone, and natural finish.
5. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment.
6. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment.
7. 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.

#### **B. Design Materials**

1. Front building walls shall incorporate brick, cast stone, and/or stone for at least 50% of the non-fenestration facade area.
2. Concrete masonry units and metal wall panels are prohibited.
3. Industrial metal siding is prohibited.
4. Exposed plywood/OSB/pressed wood sheathing is prohibited.
5. Exposed neon, LED or other types of exposed bulb accent lighting is prohibited.
6. Equipment screens for ground mounted units shall have a finish that is consistent with the finish materials of the building façade or provide vegetative landscape screening immediately around the units. Screening shall not resemble mechanical louvers.
7. Equipment screens for wall mounted units shall have finish that is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units. Screening shall not resemble mechanical louvers.
8. Equipment screens for roof mounted units and appliances shall be a material consistent with the finish materials of the building facades. Screening shall not resemble mechanical louvers.

### **230.110.9 Architectural Design Standards for Detached Residential Buildings**

#### **A. Design Composition**

1. Building designs shall incorporate a composition of features. Features include, but are not limited

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to, columns, architectural windows, balconies, pilasters, changing rooflines, cornice, ornamental roof brackets, porch entrances, tower elements, material patterns, cupolas, and dormers.

2. Building designs shall incorporate neutral, earth tone, and natural finish colors.

### **B. Design Materials**

1. Concrete masonry units, metal wall panels and metal siding are prohibited.

### **230.110.10 Architectural Design Standards for Parking Decks and Structures**

#### **A. Design Composition**

1. Building designs shall incorporate a composition of features. Features include, but are not limited to, columns, pilasters, tower elements, ornamental grilles, ornamental wall screens, plan offsets, and architectural material patterns.
2. Building designs shall incorporate a composition of colors and materials. Building designs shall integrate at least one material change and color variation averaged over each façade. Buildings with facades longer than one hundred (100) feet shall have an articulated façade that incorporates at least one significant modulation that includes a plan offset, color change, and/or texture change.
3. Parking decks and structures in Special Architectural Design Areas must maintain architectural compatibility with the adjacent principal building(s).
4. Exterior facades shall incorporate ornamental or solid guardrail designs.
5. Building façade elevation colors shall be neutral, earth tone, and natural finish.
6. Accent colors for unique façade design features may be allowed subject to the review of the Director.
7. Facades facing public streets or private driveways shall incorporate landscape areas immediately in front of the parking structure.
8. Openings for ventilation, service, or emergency access located in the façade of the first level must be decorative and shall be designed as an integral feature of the overall façade design.
9. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment.
10. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment.
11. 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.

#### **B. Design Materials**

1. The front, sides, and rear facades of parking decks and structures shall have a primary composition of brick, stone, architectural pre-cast concrete, and/or formed concrete with textured finish that relates and is compatible to the finishes of the adjacent primary building.
2. Back lit translucent wall panels shall be prohibited.
3. Equipment screens for ground mounted units shall have a finish that is consistent with the finish materials of the building façade, or provide vegetative landscape screening immediately around the units.
4. Equipment screens for wall mounted units shall have finish that is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided

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- immediately in front of the equipment units. Screening shall not resemble mechanical louvers.
5. Equipment screens for roof mounted units and appliances shall be a material consistent with the finish materials of the building facades. Screening shall not resemble mechanical louvers.
  6. Under “glow” lighting of fabric, vinyl, or translucent material awnings shall be prohibited. Screening shall not resemble mechanical louvers.

### **230.110.11 Architectural Design Standards for Commercial and Non-residential Canopy Structures**

#### **A. Design Composition**

1. Canopy designs shall incorporate neutral, earth tone, and/or natural finish colors that matches the adjacent primary building.
2. Canopy design may include one six-inch height horizontal feature featuring a business color.
3. Other business identity color features and graphics may be allowed as signage.
4. All under canopy lighting for gas/service islands must be fully recessed fixtures.

#### **B. Design Materials**

1. Columns shall have full height brick, stone, stucco, and/or architectural wood case with a finish that complements the finish of the primary adjacent building. Columns shall be a minimum of 12 inches by 12 inches plan size.
2. Exposed rough timber columns may be allowed subject to review by the Director.
3. The vertical fascia panels shall be an opaque material. Backlit translucent panels shall be prohibited. The color of the vertical façade panels shall match the main color of the adjacent primary building.

### **230.110.12 Architectural Design Standards for Commercial, Non-residential, and Multifamily Miscellaneous Site Structures** (Miscellaneous site structures include but are not limited to trash enclosures, shopping cart corrals, and vending/self-service machines. Refer to Section 5.0.0. for color and finish standards.)

#### **A. Design Standards for Commercial, Non-residential, and Multifamily Miscellaneous Site Structures**

1. Dumpsters shall be screened from view on all sides with an opaque wall and gate. Dumpster enclosures screen walls shall have a finish consistent with the finish materials of the building façade. Screen walls shall be a minimum of six (6) feet in height and shall be at least equal in height to the height of the dumpster.
2. Trash receptacles shall be screened from view on all sides with an opaque wall or decorative fence. Trash enclosures shall have a finish consistent with the finish materials of the building façade. The screen wall or fence shall be at least equal in height to the height of the trash receptacles.
3. Shopping cart corrals, located in parking lots, shall have decorative side rails and posts with at least 50 percent infill screen. Shopping cart corrals located directly at the facade of the building shall be screened with an opaque decorative masonry wall at least equal in height to the height of the carts.
4. Vending/self-service machines shall not be located directly in front of glass/window storefront areas. The vending machines shall not exceed the ratio of one vending machine per 25 linear feet of tenant store frontage.

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### 230.110.13 Architectural Design Standards Color and Finish Chart

#### A. Definition of Colors and Materials

1. Neutral – Colors that have a low (less than 50%) color value and low (less than 50%) color saturation intensity.
2. Color value (also known as lightness or luminosity) is the measure of the relative lightness or darkness of a color.
3. Color saturation is the measure of the intensity of a color.
4. Earth Tone – Colors that draw from a color palette of browns, tans, warm grays, greens, oranges, whites, and some reds, and some blues. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees, and rocks.
5. Natural Finish – Colors and patterns that naturally occur in wood grain textures or stone without a tinted finish.

Table 230.3.Color and Finish Chart

The following chart represents, but is not limited to, typical and common building finishes.

Brick	Natural clay colors or paint finish earth tone and neutral colors.
Stone	Natural finish colors.
Stucco/EIFS	Earth tone and neutral colors.
Tilt-up Concrete	Earth tone and neutral colors of textured coating finish.
Pre-cast Concrete	Concrete with earth tone and/or neutral color coating or architectural concrete with exposed aggregate finish.
Metal Panels	Earth tone and neutral colors. Metal panels with simulated natural finish may be allowed subject to review by the Director.
Ceramic Accent Tile	Earth tone and neutral colors. Tile with simulated natural finish may be allowed subject to review by the Director.
Standing Seam Metal Roof	Colors shall be earth tone, neutral, dark green, silver, black, dark metallic bronze, or beige, and/or aged copper.
Standing Seam Metal Awnings	Colors shall be earth tone, neutral, dark green, silver, black, dark metallic bronze, or beige, and/or aged copper.
Fabric Awnings	Colors shall be earth tone, neutral, dark green, and/or black. 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. Graphic stripes or non-object graphics may be allowed subject to the review of the Director.

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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 finish 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 and Panels	Earth tone, neutral, and natural finish colors for the main field and accents.
High Pressure Laminate (HPL)	Earth tone and neutral colors. HPL panels with simulated natural finish may be allowed subject to review by the Director.

### Chapter 240. Off-Street Parking Standards

#### Section 240-10. General Requirements.

##### 240-10.1 Purpose and Intent.

- A. To ensure that the development and redevelopment of property provides safe and adequate parking for automobiles and bicycles for the convenience and safety of all residents, employees, visitors, and shoppers, including persons with disabilities.
- B. To provide design standards for parking facilities and driveways that minimize harm to motorists and private property, provide adequate emergency vehicle access, and to protect the safety and capacity of public streets.
- C. To ensure that the number of off-street parking spaces does not impact adjacent residential areas from encroachment of commercial parking into neighborhood streets.
- D. To minimize the impacts of stormwater runoff from off-street parking facilities due to erosion and pollution of water bodies.

**240-10.2 Applicability.** Vehicle parking shall be in accordance with this Chapter of the UDO.

##### 240-10.3 Parking surfaces.

- A. In any non-residential district, the parking of any vehicle on other than a paved surface (or other system approved by the Director) is prohibited.
- B. In a residential district, the parking of any motor vehicle except on a hard-surfaced driveway or in carport or garage with hard-surfaced flooring is prohibited. Any recreational vehicle or non-motor vehicle may only be parked in a carport, enclosed structure, or in the side or rear yard on a paved surface or approved porous or grassed paving system. Any vehicles parked in the side or rear yard not in a carport or an enclosed structure must be parked at least 15 feet from the property line. Vehicles or equipment used for agricultural purposes on residential property with 5 or more acres are exempt from hard surface requirements if parked outside the required front setback.
- C. Maximum allowable paved parking or hard surface area in the front yard of single-family residential development (excluding walkways and required sidewalks):
  - 1. Single-family attached development - not more than 75 percent. Driveways for adjoining units shall be separated by at least a 4-foot-wide grassed strip, unless the units have shared driveways.
  - 2. Single-family detached development - not more than 35 percent.

##### 240-10.4 Application for Additions, Renovations, and Change in Use.

- A. Additional parking and loading space is required for each addition or renovation to a building or use which results in a gross floor area increase of 500 feet or more. Residential uses are exempt from this provision provided that the addition or renovation does not increase the number of families.
- B. Whenever a change in use occurs for all or a portion of a building, off-street parking must be provided to accommodate the new use.

**240-10.5 Prohibited Uses.** No parking areas may be used for the sale, repair, dismantling, servicing or long-term storage of any vehicles or equipment, unless permitted by the zoning district in which the area is located.

## Section 240-20. Parking Space Requirements.

**240-20.1 Minimum Parking Space Requirements.** The minimum number of parking spaces shall be determined based on the spaces required for principal uses from the Table of Minimum Parking Requirements, unless the development qualifies for a reduction in minimum parking requirements as provided in Section 240-30 or is located within a zoning district that does not require minimum parking. Where parking requirements for any use are not specifically defined in the Table of Minimum Parking Requirements, such requirements shall be determined by the Director based upon the most comparable use specified herein, and other available data.

**240-20.2 Maximum Parking Requirements.** Maximum parking requirements are established in order to promote efficient use of land, enhance urban form, encourage alternate modes of transportation, provide for better pedestrian movement, reduce the amount of impervious surface and protect air and water quality.

### 240-20.3 Required area for each parking space.

- A. Each automobile space shall be 9 feet wide and 18 feet deep for perpendicular spaces. Angled parking spaces shall be a minimum of 9 feet wide and 20 feet deep. Parallel parking spaces shall be a minimum of 9 feet wide and 22 feet in length. All spaces are measured from face-of-curb.
- B. Alternative surfaces used for parking and approved by the Director which do not require curb and gutter, shall be 9.5 feet wide and 18.5 feet deep as measured from the terminating edge.
- C. Up to 15 percent of the overall parking spaces for non-single-family residential development may be in the form of compact spaces. Compact parking spaces shall be 8.5 feet in width and 16.5 feet in depth as measured from the face-of-curb and shall be clearly marked as compact spaces.
- D. If off-street parking is provided wholly within a parking structure, there shall be no maximum number of parking spaces.

**TABLE 240.1: Minimum and Maximum Parking Requirements.**

Use/Development	Minimum	Maximum
Category	Parking Spaces	Parking Spaces
Adult establishments	1 per 400 sq. ft.	1 per 25 sq. ft.
Automobile or truck rental	1 per 400 sq. ft.	1 per 200 sq. ft.
	No min. for inventory	No max. for inventory
Automobile sales; used car or new car dealership	1 per 500 sq. ft.	1 per 200 sq. ft.
	No min. for inventory	No max. for inventory
Automobile service center, tire store or lubrication facility	1 per 300 sq. ft.	1 per 200 sq. ft.
Bank, Credit Union	1 per 500 sq. ft.	1 per 300 sq. ft.
Billiard or Pool Hall	1 per 500 sq. ft.	1 per 200 sq. ft.
Bowling Alley	1 per 500 sq. ft. or	1 per 200 sq. ft. or
	2 per bowling lane	4 per bowling lane
Call Center (Office)/Data Center	1 per 500 sq. ft.	1 per 200 sq. ft.
Car wash, full service (including vacuum parking spaces)	1 per 500 sq. ft., plus 4 stacking spaces per line	1 per 300 sq. ft., plus 10 stacking spaces per line
Car wash, self service	1 within each wash bay	2 per wash bay
Place of Worship*	1 per every 4 people allowed to occupy the building	1 per 3 people allowed to occupy the building
Community Garden	No min.	5 spaces



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Convenience store, gasoline stations	1 per 500 sq. ft.	1 per 300 sq. ft.
Daycare center	1 per 500 sq. ft.	1 per 300 sq. ft.
Equestrian Facility	1 per 10 stables	1 per 2 stables
Equipment rental	1 per 500 sq. ft.	1 per 300 sq. ft.
Funeral home	1 per 500 sq. ft.	1 per 300 sq. ft.
Golf course	15 per 9 holes	25 per 9 holes
Golf driving range	1 per tee box	1.5 per tee box
Health Club, freestanding	1 per 500 sq. ft.	1 per 200 sq. ft.
Hospital, nursing home, or personal care home	1 per 4 beds	1 per 2 beds
Hotel/motel	0.5 per unit	1.5 per unit
Industrial/manufacturing	1 per 3,000 sq. ft.	1 per 1,500 sq. ft.
Kennel	2 spaces	20 spaces
Laboratory/scientific research center	1 per 2,000 sq. ft.	1 per 500 sq. ft.
Lodges and clubs	1 per 300 sq. ft.	1 per 200 sq. ft.
Mini-warehouses	2 for office, plus 1 per 6,000 sq. ft.	2 for office, plus 1 per 3,000 sq. ft.
Office; business or professional	1 per 500 sq. ft.	1 per 250 sq. ft.
Office, medical	1 per 500 sq. ft.	1 per 250 sq. ft.
Plant nursery	1 per 500 sq. ft.	1 per 300 sq. ft.
Private club/Country club	1 per 500 sq. ft.	1 per 300 sq. ft.
	Golf course additional	Golf course additional
Public assembly	1 per every 4 people allowed to occupy the building	1 per 3 people allowed to occupy the building
Public assembly		
Recreation Area, subdivision	1 per 20 homes	1 per 10 homes
Recreation, indoor	1 per 500 sq. ft.	1 per 200 sq. ft.
Recreation, outdoor (miniature golf)	10 spaces	20 spaces
Recreation, outdoor (water park, amusement park, etc.)	1 space per 4,000 sq. ft. of the gross site area	1 space per 2,000 sq. ft. of the gross site area
Residences (one and two family dwellings on individual lots)	2 per dwelling	4 per dwelling
Residences (townhomes)	2 per dwelling	3 per dwelling
Residences (multifamily)	1.5 per dwelling	2.5 per dwelling
Residences (multifamily age restricted)	1 per dwelling	2 per dwelling
Restaurant, freestanding	1 per 200 sq. ft.	1 per 100 sq. ft.
Retail use, shopping center, or regional shopping mall	1 per 500 sq. ft.	1 per 300 sq. ft.
Rooming/boarding house	1 per beds	1 per 3 beds
School, private (elementary and middle, offering general education)	1 per every 4 people allowed to occupy the building	1 per 3 people allowed to occupy the building
School, private (high school offering general education)	1 per every 4 people allowed to occupy the building	1 per 3 people allowed to occupy the building

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School, trade, vocational, or college	1 per every 4 people allowed to occupy the building	1 per 3 people allowed to occupy the building
Shelter	1 per 4 beds	1 per 2 beds
Theater	1 per every 4 people allowed to occupy the building	1 per 3 people allowed to occupy the building
Warehouse (including office)	1 per 3,000 sq. ft.	1 per 1500 sq. ft.
Wholesale Membership Club	1 per 500 sq. ft.	1 per 300 sq. ft.

### Section 240-30. Reduction in Minimum Parking Requirements.

**240-30.1 Off-site Parking.** If the required automobile off-street parking spaces cannot reasonably be provided on the same lot on which the principal use is located, such spaces may be provided on other off-street property lying not more than 500 feet from the main entrance to the principal use. In this situation the applicant shall submit with his/her application for a building permit or an occupancy permit an instrument duly executed and acknowledged which accepts as a condition for the issuance of a building permit or an occupancy permit the permanent availability of such off-street parking spaces to serve his /her principal use.

**240-30.2 On-street Parking.** Buildings and uses directly adjacent to on-street parking located within a right-of-way may count such spaces towards the minimum required parking at a ratio of 0.5 spaces per on-street parking space provided.

**240-30.3 Administrative variance.** The Director shall have the authority to grant a reduction in the total number of off-street parking spaces by up to 10 percent of the number required by the Table of Minimum Parking Requirements through administrative variance. Increases to the maximum number of permitted off-street parking spaces shall require approval as a variance from the Zoning Board of Appeals or a concurrent variance by the Board of Commissioners. However, the maximum number of parking spaces may be increased by up to 10 percent over the number required by the Table of Maximum Parking Requirements if such parking is provided on a approved pervious parking surface. The above administrative variances require review and approval of the applicant's written documentation and justification that one or more of the following conditions exist:

- A. Because of unique circumstances including the shape, topography, soils and vegetation of the site, the provision of the minimum number of required spaces would cause the applicant to suffer unique and undue hardship.
- B. The site is located in an environmentally sensitive area, such as a water supply watershed, where stormwater runoff should be minimized.
- C. The unique circumstances of the use make the minimum number of parking spaces excessive for actual needs.

### Section 240-40. Parking Structures.

**240-40.1** Non-residential, mixed-use, and multifamily residential developments exceeding 1,500 overall parking spaces shall be required to provide at least 50 percent of their overall parking total within a decked or underground parking structure. A building height increase of 1 vertical foot is permitted for each 1 vertical foot of parking placed under a structure. Single-family detached residential or townhouse component(s) of mixed-use developments shall not be subject to this requirement.

**240-40.2** Parking structures shall conform substantially with the Architectural Design Standards for façade and elevation. Screening is required for each parking structure facade facing a public street and shall be approved by the Director.

**240.40.3** Parcels where all off-street parking is provided within a parking structure shall not be subject to the maximum number of parking space requirements of this UDO.

### Section 240-50. ADA Parking.

Off-street parking shall comply with ADA standards and Georgia State Law for Accessible Design and the Georgia Accessibility Code for Buildings and Facilities for all multifamily and non-residential uses.

### Section 240-60. Construction and Dimensional Requirements of Parking Areas.

**240-60.1 Layout.** Except for single and two-family residential uses, all off-street parking areas for more than 5 vehicles shall be constructed and maintained in accordance with the following requirements:

- A. All parking areas shall have access to a public street and shall be designed to ensure ease of mobility, ample clearance, and the safety of pedestrians and vehicles.
- B. Adequate interior driveways shall connect each parking space with a public right-of-way or private street. The design of driveways and parking aisles, shall conform with all requirements of this UDO.
- C. Bumper stops shall be installed to separate each parking space from sidewalks, rights-of-way, adjacent properties and landscape strips to prevent overhangs or encroachments. Where required, bumper stops shall be a minimum of 6 inches in height and 6 inches in width. Bumper stops shall be constructed of concrete, stone, or approved equal, and be permanently secured to the pavement surface.

#### **240-60.2 Pedestrian Circulation.**

- A. Parking lots containing 100 spaces or more shall incorporate pedestrian access corridors into their design.
- B. Pedestrian corridors shall include 4-foot wide sidewalks with 2-foot grassed strips along both sides of primary driveways. The pedestrian corridors shall connect parking areas directly with buildings and adjacent public streets. These corridors shall not apply to auto sales lots.
- C. Where pedestrian corridors cross a driveway, they shall be constructed as a raised, flat hump with a height of 4 inches and a 6-foot wide top with 4-foot wide ramps and marked as a crosswalk.
- D. Parking spaces shall not be located more than 100 feet from any pedestrian corridor.

#### **240-60.3 Improvement of off-street parking lots.**

- A. Parking lots shall be graded to ensure proper drainage, installed on a minimum 4-inch gravel aggregate base with a minimum 2-inch asphalt topping or other approved surface of, concrete, porous concrete, or porous asphalt. An approved porous concrete, porous asphalt or grassed paving system may be permitted for surplus parking. Spaces with surfaces of modular block or grass shall be located on the outside perimeter of a parking lot.
- B. Each parking space, except for approved grassed paving systems, shall be clearly marked by a painted stripe no less than 3 inches wide running the length of each of the sides of the space or by curbing or by other acceptable method which clearly marks and delineates the parking space within the parking lot. Single and two-family residential uses are exempt from this provision.
- C. Maintenance and Appearance: Parking lots shall be maintained in good condition, free of potholes, faded paving markings, weeds, dust, trash and debris. Porous paving and grass paving systems shall be maintained to function as designed.

### Section 240-70. Driveways.

#### 240-70.1 Interior driveways.

- A. Interior driveways shall connect each parking space with a public right-of-way or private street.
- B. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-single-family residential properties. This requirement may be waived by the Director only if it is demonstrated that an inter-parcel connection is not feasible due to traffic safety or topographic concerns.
- C. Interior driveways, without parking, shall be a minimum 10 feet wide for one-way traffic, and 22 feet wide for two-way traffic. Interior driveways, with parking, shall be a minimum 12 feet wide for one-way traffic, and 24 feet wide for two-way traffic. Any driveways that are determined to be essential fire access shall be a minimum of 20 feet in width.
- D. Interior driveways providing primary access to loading/unloading zones or loading docks for truck traffic shall be increased to 14 feet in width per travel lane.
- E. Interior driveways surrounding gasoline pumps shall be no more than 40 feet in total width (as measured from the base of the gasoline pump islands to the face-of-curb).

#### 240-70.2 Single-family detached and attached residential driveways.

- A. The minimum driveway width shall be 10 feet.
- B. The minimum driveway depth shall be 18 feet measured from the garage door or edge of driveway to the sidewalk or right-of-way, whichever is closer.

### Section 240-80. Stacking Lanes for Drive-through Facilities or Service Windows.

**240-80.1** A driveway and stacking lane is required for any drive-through window, bank drive-through, ATM stand-alone structure, or drop-off or pick-up area. These stacking lanes shall not interfere with circulation of the lot or free movement or access to parking spaces.

#### 240-80.2 The following general standards shall apply to all stacking spaces:

- A. Each drive-thru lane shall provide adequate stacking space for a minimum of five cars per lane outside of the required through-lane providing circulation around the building or service facility.
- B. Each stacking space shall be a minimum of 20 feet in length and 10 feet in width along straight portions.
- C. Stacking spaces shall be a minimum of 12 feet in width along curved segments.
- D. Stacking spaces shall be provided from the point of ordering if ordering is provided prior to the drive-through pick-up window and/or drive-up service location.

#### 240-80.3 The following general standards shall apply to all drive-thru lanes:

- A. Drive-through lanes shall be separated by striping or curbing from off-street parking areas, loading areas, and service areas. Individual lanes shall be striped, marked or otherwise distinctly delineated.
- B. Drive-thru lanes shall be a minimum of 10 feet in width, and parallel the entire length for the drive-through service area.
- C. Drive-thru lanes shall be a minimum of 12 feet in width along curved segments.

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- D. Drive-thru lanes shall be delineated from traffic aisles, through lanes and parking areas with striping, curbing, landscaping and the use of alternative paving materials or raised medians.
- E. Entrances to drive-thru lane(s) shall provide a minimum length to keep awaiting vehicles outside of the nearest intersection and/or public right-of-way.
- F. Drive-thru lanes shall be designed to prevent circulation congestion, both on-site and on adjacent public streets. The circulation shall: (a) separate drive-through traffic from site circulation, (b) not impede or impair access into or out of parking spaces, (c) not impede or impair vehicle or pedestrian traffic movement, and (d) minimize conflicts between pedestrian and vehicular traffic with physical and visual separation between the two.
- G. Drive-thru lanes shall not interfere with required loading and trash storage areas and loading or trash operations shall not impede or impair vehicle movement. An emergency by-pass or exit shall be provided prior to the drive-through pick-up window and/or drive-up service location
- H. Service areas and drive-thru lanes shall be set back 5 feet from all lot lines and roadway right-of-way lines.

### Section 240-90. Landscaping in Parking Lots.

Parking lots shall be designed with landscape areas, in accordance with all provisions of this UDO.

### Section 240-100. Lighting in Parking Lots and Pedestrian Areas.

**240-100.1 Within non-residential and multifamily developments the following lighting standards shall apply:**

- A. All lighting fixtures designed or placed so as to illuminate any portion of a parking area and its perimeter shall meet the following requirements:
  - 1. All lighting fixtures (luminaries) shall be cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop Dish Refractors are prohibited.
  - 2. Light source shall be Light Emitting Diodes (LED). Alternate light sources shall be submitted to the Director for approval. A single light source type shall be used for any one site. Fixtures must be mounted in such a manner that the cone of the light is not directed at any property line of sight.
  - 3. The minimum mounting height for a parking lot pole fixture is 12 feet. Refer to Table 240.3 for maximum mounting height.
  - 4. The maximum height for a pedestrian walkway pole is 14 feet.
  - 5. The average level of illumination (See Table 240.2) shall not exceed the calculated value, as derived using only the area of the site included to receive illumination.
  - 6. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic.
  - 7. All site lighting shall be designed so that the minimum and maximum levels of illumination as measured in foot-candles (f-c) at any one point meets the standards shown in Table 240.2.
- B. All lighting fixtures designed or placed so as to provide decorative accent lighting for an outdoor courtyard, activity plaza, or outdoor dining patio shall be exempt from these requirements.

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Table 240.2: Illumination Levels (In Foot-Candles)

Location or Type of Lighting	Minimum Level at Single Point	Maximum Average Level	Maximum Level at Single Point <sup>1</sup>
Non-residential Parking Lots	0.6	4.5	10.0
Multifamily Parking Lots	0.2	2.0	10.0
Fuel Canopies	10.0	15.0	25.0
Security Entrances Safety	0.6	10.0	15.0
ATM Locations	0.6	15.0	25.0
Walkways, Access Drives, Loading and Unloading Areas	0.2	2.0	10.0
	0.2	4.5	10.0
Landscaped Areas	0.0	0.5	5.0

Table 240.3: Light Fixture Requirements for Parking Areas

Location	Fixture Head (Parking Lot)	Pole Type (Parking Lot)	Pole Type (Pedestrian)
Mall of Georgia and Civic Center Overlay District/Corridor	Box Head	Smooth Black (50' max.)	Smooth or Fluted Black (14' Max) (Other colors subject to approval by the Director of Planning and Development)
Grayson/Hwy 20, Centerville/Hwy 124, Hamilton Mill/Hwy 124 & 324 Overlay District/Corridor	Box Head	Smooth Black (35' Max.)	Smooth or Fluted Black (14' Max)
Venture Drive Redevelopment Overlay District	Box head	Smooth (35' Max.) (Colors subject to approval by the Director of Planning and Development)	Smooth or Fluted (14' ) (Colors subject to approval by the Director of Planning and Development)
Gateway 85 Overlay district	Box head	Smooth (35' Max.) (Colors subject to approval by the Director of Planning and Development)	Smooth or Fluted (14' ) (Colors subject to approval by the Director of Planning and Development)
Mixed Use Districts (MU-N, MU-C)	Box head	Smooth Black (35' Max.)	Smooth or Fluted Black (14' Max) (Other colors subject to approval by the Director of Planning and Development)
Mixed Use District (MU-R) and High-Rise Residence District (HRR)	Box Head	Smooth Black (35' Max.)	Smooth or Fluted Black (14' Max) (Other colors subject to approval by the Director of Planning and Development)
Other County Areas	Box Head	Smooth Black (35' Max.)	Smooth or Fluted Black (14' Max)

<sup>1</sup> Maximum levels for high security areas shall be 12.0 foot-candles. Examples of high security areas include entrances and exits of buildings and ATM machines.

- C. Exceptions to site lighting standards:
  - 1. Security lighting activated by motion sensor.
  - 2. Construction or emergency lighting provided it is temporary and is discontinued immediately upon construction completion or emergency cessation.
  - 3. Security lighting less than 2.0 average foot-candles.
- D. Site Lighting Plans shall be submitted to the Planning and Development prior to issuance of a development permit, or building permit if no site development is proposed, or prior to the installation or replacement of any site lighting which shall indicate the following:

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1. Location and mounting information for each light.
2. Illumination calculations showing light levels in foot candles at points located on a 10 foot center grid, including an illustration of the areas masked out per the requirements above regarding points of measurements.
3. A schedule listing the fixture design, type of lamp, distribution and wattage of each fixture, and number of lumens.
4. Manufacturer's photometric data for each type of light fixture, including initial lumens and mean depreciation values.
5. An illumination summary, including the minimum average and maximum foot-candle calculations ("array values") and the total number of array points (points used on the 10 foot grid calculations).

### Section 240-110. Restricted Vehicles in Parking Areas.

**240-110.1** In any non-single-family residential zoning district, delivery/service vehicles and vehicles displaying advertising must be parked within the side or rear yard and may not be parked within the front yard.

**240-110.2** Except as permitted in Section 240-10.3 in all residential zoning districts, the parking of the following vehicles is prohibited: any vehicle for hire including but not limited to limousines, taxis, box trucks, flatbed trucks, dump trucks, tow trucks, transport wreckers, tandem axle trucks, cab-on-chassis trucks, tractor trailers, wheeled attachments, pull behind cement mixers, or trailers, bucket trucks, buses, earth moving machinery, semi-trailers, any vehicle exceeding 20 feet in length, any vehicle exceeding 7 feet in height, and any vehicle exceeding 7 feet in width. Vehicles used for agricultural purposes on residential property with five (5) acres or more are permitted if parked outside the required front yard setback.

**240-110.3** Notwithstanding the above provisions of Section 240-110, in all residential zoning districts, the parking of the following vehicles is permitted:

- A. An automobile, pick-up truck, van, or SUV used to provide daily transportation to and from work (except those vehicles that fall under the requirements for Section 230-130 Customary Home Occupation).
- B. A commercial vehicle that is parked temporarily in conjunction with construction under a valid permit, a commercial service, sale, or delivery.

### Section 240-120. Off-Street Loading Standards.

#### **240-120.1 Purpose and intent.**

- A. To ensure that off-street loading facilities and driveways are adequate to protect the safety and capacity of public streets.
- B. To ensure that the design and location of off-street loading facilities do not have a negative impact on adjacent property or surrounding residential areas.

**240-120.2 Application.** Whenever the normal operation of any development requires that goods, merchandise or equipment be routinely delivered to or shipped from the development, a sufficient off-street loading and unloading area shall be provided in accordance with this section of the UDO. Loading docks may be used to meet this requirement.

**240-120.3 Minimum number of spaces.** Off-street loading spaces shall be provided as follows:

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No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

**Table 240.3: Off-street Loading Requirements.**

Type of Use	Gross Floor Area (Sq. Ft.)	Loading Spaces Required
Single retail establishment services	0 to 19,999;	None
	20,000 to 49,999;	One
	50,000 to 250,000;	Two
	Over 250,000	Three
Shopping centers	0 to 19,999;	None
	20,000 to 49,999;	One
	50,000 to 100,000;	Two
	Each additional 100,000	One
Office buildings, multi-family residential over 4 stories, hospitals, health care establishments, hotels and motels	0 to 999,999;	None
	1,000,000 to 2,000,000;	One
	More than 2,000,000	Two
Manufacturing, warehousing, wholesaling, etc.	Up to 14,999;	One
	15,000 to 39,999;	Two
	40,000 to 65,000;	Three
	Each additional 80,000	One
Recycling centers		2 loading spaces measuring no less than 12 ft. by 35 ft. and having 14 ft. of vertical clearing

### **240-120.4 Location of off-street loading spaces.**

- A. All required off-street loading spaces shall be located on the same lot as the building that they are intended to serve or on an adjacent lot where shared with the use occupying said adjacent lot.
- B. Each required off-street loading space shall have access to a street or alley that provides safe and adequate ingress and egress for trucks.

**240-120.5** Areas reserved for off-street loading, in accordance with the requirements of this UDO, shall not be reduced in area or changed to any other use unless the permitted use that is served, is discontinued or modified; except where equivalent loading space is provided and approved by the Director.

## **Section 240-130. Construction and Dimensions of Off-street Loading.**

**240-130.1 Required dimensions for each loading stall.** Each loading stall shall be a minimum of 10 feet wide and 30 feet in length, except that for wholesale and industrial use, loading stalls shall be a minimum of 10 feet wide and 50 feet in length.

**240-130.2** Loading areas shall provide adequate ingress and egress with a minimum vertical clearance of 12 feet and a driveway grade no greater than 4 percent. The loading area shall not exceed a grade of 2 percent.

**240-130.3 Paving.** All required loading areas shall be paved with asphalt or concrete or other materials subject to approval by the Director. Paving areas shall be of sufficient size and strength to support the weight of service vehicles.



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**120-130.4 Screening.** Loading areas shall be screened from public view with vegetative or non-vegetative material such as an opaque fence, wall, or evergreen trees and shrubs or a combination thereof. Screening requirements can be found in Section 610-20.3 of this Ordinance.

### **Section 240-140. Electric Vehicle Charging Equipment.**

**240-140.1.** Commercial and multifamily developments which exceed 50 parking spaces shall provide at least one electric vehicle charging station (pedestal) for each 50 parking spaces.

**240-140.2.** Commercial and multifamily redevelopments which exceed 50 parking spaces shall provide at least one electric vehicle charging station (pedestal) for each 50 parking spaces. Compliance with this subsection is required for redevelopment projects where site work and/or repaving of existing parking areas and driveways (greater than 50 parking spaces) exceeds 50% of the existing impervious surface area.

**240.140.3** Charging spaces may be counted as part of minimum required parking spaces, but shall not be counted toward maximum parking.

## Chapter 245. On-Street Parking Standards

### Section 245-10. General Requirements.

#### 245-10.1 Purpose and Intent.

- A. To ensure that the development and redevelopment of property provides safe and adequate parking for automobiles and bicycles for the convenience and safety of all residents, employees, visitors, and shoppers, including persons with disabilities.
- B. To provide design standards for parking facilities and driveways to minimize harm to motorists and private property, provide adequate emergency vehicle access, and to ensure the provision of safe effective and efficiently designed public streets.
- C. To ensure that the number of on-street parking spaces does not impact adjacent residential areas from encroachment of commercial parking into neighborhood streets.
- D. To minimize the impacts of stormwater runoff from on-street parking facilities causing erosion and pollution of water bodies.

#### 245-10.2 Applicability.

- A. On-street parking may be used on Gwinnett County maintained public streets and shall be limited to local streets internal to development.
- B. On-street parking shall be subject to Gwinnett County Department of Transportation and the Director of the Gwinnett County Department of Planning and Development.
- C. Individual businesses shall not designate any one on-street parking space for exclusive use by their patrons.

### Section 245-20. Parking Space Requirements.

**245-20.1** Parking areas shall comply with all ADA Standards, the Georgia State Law for Accessible Design and the Georgia Accessibility Code for Buildings and Facilities for all multi-family and non-residential uses.

**245-20.2** A maintenance agreement for on-street parking shall be authorized between the owner/developer and the Department of Transportation prior to development permit issuance.

**245-20.3** On-street parking shall be constructed to the street standards as established in this UDO and maintained in accordance with GCDOT Standards and further maintained so as not to create any hazards with traffic flow on the adjacent street. A mandatory property owners association shall be established. The property owner's association shall be responsible for the maintenance of any on-street parking in the development. A maintenance responsibility statement for on-street parking shall be placed on the approved plans and the covenants shall include a section that specifically states who is responsible for maintenance and what the maintenance standards are for on-street parking.

## Chapter 260. Non-Conforming Uses

### Section 260-10. Determination of Non-Conforming Status.

#### 260-10.1 Determination of Non-Conforming Status

- A. The burden of proving a nonconformity was lawfully established rests entirely with the subject property owner.
- B. A preponderance of evidence must be provided by the subject landowner and be sufficient to show that the nonconformity was lawfully established before adoption of the subject regulations. Evidence must also indicate that the nonconformity has been continuous, and that the situation has not lost its nonconforming status. Examples of reliable evidence include occupational tax certificates; building permits; zoning compliance permits; city/county billing records; utility billing records; assessment, tax or rent records; and directory listings.
- C. The Planning and Development Director shall determine whether adequate proof of nonconforming status has been provided by the subject landowner.

### Section 260-20. Continuance of Non-Conforming Uses.

#### 260-20.1 Continuance of Non-Conforming Uses.

- A. The lawful use of any building or structure or land existing at the time of the enactment or amendment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance, except that the non-conforming use shall not be:
  - 1. Extended to occupy a greater area of land.
  - 2. Extended to occupy a greater area of a building or structure unless such additional area of the building or structure existed at the time of the passage or amendment of this Ordinance and was clearly designed to house the same use as the non-conforming use occupying the other portion of the building or structure.
  - 3. Reestablished after discontinuance for twelve months.
  - 4. Changed to another non-conforming use.

### Section 260-30. Continuance of Non-Conforming Buildings.

#### 260-30.1 Continuance of Non-Conforming Buildings.

- A. A non-conforming building existing at the time of the enactment or amendment of this Ordinance may be retained except as follows:
  - 1. No building other than a single-family detached dwelling may be enlarged, or altered except in conformance with this Ordinance but it may be repaired to the extent necessary to maintain it in a safe and sanitary condition.
  - 2. No building other than a single-family detached dwelling shall be rebuilt, altered, or repaired after damage exceeding 50 percent of the replacement cost of the above-ground structure at the time of destruction, except in conformity with this Ordinance, provided that such damage

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occurred as a result of fire, flood, wind, earthquake, or other natural disaster. Section 260-40. Continuance of Non-Conforming Development Features.

### **260-30.2 Continuance of Non-Conforming Development Features.**

- A. A nonconforming development feature may remain except as otherwise expressly stated in this UDO, but the nature and extent of nonconforming site features may not be increased except as otherwise expressly stated in this UDO.
- B. No change to any nonconforming development feature shall be made which increases the degree of nonconformity with the requirements of the UDO, but changes may be made which result in the same or a lesser degree of nonconformity, subject to compliance. In cases where land is taken for public purposes in such a manner as to reduce existing off-street parking, loading or other development features that is required by the regulations for the current district, the deficiency thus created shall be construed as a nonconforming development feature.

### **Section 260-40. Buildings and Structures Where Construction Has Begun.**

**260-40.1** To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building or structure for which a development or building permit was lawfully applied for or issued, or a subdivision development plan or final subdivision plat was lawfully approved, prior to the effective date of the UDO or amendment thereto, provided:

- A. Such permit or approval has not by its own terms expired prior to such effective date.
- B. Actual building construction is commenced prior to the expiration, or valid renewal, of such permit or approval.
- C. Actual building construction is carried on pursuant to said permit or approval and limited to and in strict accordance with said permit or approval.

### **Section 260-50. Prior Authorization.**

Variances, rezonings, and special use permits lawfully authorized and granted and conditions of such approvals or occurring prior to the effective date of this Title 2 shall continue to be enforced provided the terms and conditions of said authorization are followed.

## **Chapter 265. Temporary Outdoor Activity Uses**

### **Section 265-10. General Requirements and Restrictions.**

- A. The following requirements and restrictions apply to all temporary outdoor activities:
1. All activities governed by this chapter shall require a temporary outdoor activity permit which is issued by the Department of Planning and Development. The Department of Planning and Development shall collect a fee for the issuance of such permits per the adopted fee schedule.
  2. All activities governed by this chapter shall require an Occupation Tax Certificate, which is issued by the Department of Planning and Development, as required by the Gwinnett County Code.
  3. Written permission from the property owner, if not the applicant, shall be obtained and submitted by the applicant to the Department of Planning and Development prior to the issuance of a temporary outdoor activity permit.
  4. All activities shall be permitted only on property where such activities shall not disrupt controlled vehicular ingress and egress, pedestrian movement, and parking.
  5. No display shall be erected or installed, nor shall any activities take place, within 20 feet of a county or state right-of-way.
  6. No operator, employee, or representative of the operator of a temporary outdoor activity shall solicit directly from the motoring public.
  7. All temporary signage shall meet the requirements of the Gwinnett County Sign Ordinance.

### **Section 265-20. Temporary Outdoor Sales.**

- A. In addition to the provisions of Section 265-10, temporary outdoor sales activities shall adhere to the following provisions:
1. Peddling goods and merchandise not customarily sold on a day-to-day basis in the business which constitutes the principal use of the premises is prohibited.
  2. Temporary outdoor sales activities shall only be permitted within non-residential zoning districts and mixed-use zoning districts with non-residential uses.
  3. A temporary outdoor activity permit for temporary outdoor sales shall not be issued on parcels of land that are less than two acres in size.
  4. Multiple temporary outdoor activity permits for temporary outdoor sales shall not be simultaneously issued for a single parcel of land.
  5. Temporary outdoor sales activities shall be conducted on a paved surface and not on grassed or landscaped areas.
  6. Temporary outdoor sales activities shall be prohibited on vacant parcels.
  7. No more than four temporary outdoor activity permits for temporary outdoor sales shall be permitted per calendar year per parcel of land.

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8. Each temporary outdoor sales activity shall be limited to a maximum of 5 consecutive days, except holiday activities as indicated in this Chapter.

### **Section 265-30. Temporary Outdoor Events.**

- A. In addition to the provisions of Section 265-10, temporary outdoor events shall adhere to the following provisions:
  1. No more than two temporary outdoor activity permits for outdoor events shall be permitted per calendar year per parcel of land.
  2. Each temporary outdoor event shall be limited to a period not to exceed 14 consecutive days.
  3. A temporary outdoor activity permit for temporary outdoor events shall not be issued on parcels of land that are less than two acres in size.
  4. No temporary sanitary facility or trash receptacle shall be located within 100 feet of a property zoned for residential use (not including mixed-use developments).
  5. Temporary outdoor events shall be limited to parcels with vehicular access from a street classified as an arterial or collector street.
  6. All event parking must be accommodated on-site on a paved surface or through a shuttle service to an off-site parking area.

### **Section 265-40. Temporary Outdoor Holiday Activities.**

- A. In addition to the provisions of Section 265-10, holiday activities , shall adhere to the following provisions:
  1. A temporary outdoor activity permit for holiday activities shall not be issued on parcels of land that are less than two acres in size.
  2. Multiple temporary outdoor activity permits shall not be simultaneously issued on a parcel of land containing less than five acres.
  3. The activity shall be permitted for 30 consecutive days due to the seasonal nature of such activities.
  4. Pumpkin sales shall be permitted from September 15 through October 31 due to the seasonal nature of such sales.
  5. Christmas tree sales shall be permitted between November 1 and December 31 due to the seasonal nature of such sales.
  6. Holiday carnivals shall be permitted as temporary holiday activities so long as no structure or equipment is located within 100 feet of any single-family residential property line.
  7. No more than four temporary outdoor activity permits for holiday activities shall be permitted per calendar year per parcel of land.

### **Section 265-50. Mobile Food Service Units.**

#### **265-50.1 Exemptions from Temporary Outdoor Activity Permit Requirements.**

- A. Mobile food service units may operate with the written approval of the property owner in the following zoning districts and locations without issuance of a temporary outdoor activity permit:

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1. Gwinnett Entertainment District: the buildings and property currently known as the Infinite Energy Center, including any future development as envisioned on the Infinite Energy Center Master Plan 2015.
  2. Any commercial development having at least 750,000 square feet of commercial space.
  3. Property zoned MU-R Regional Mixed Use District.
- B. Mobile food service units shall be permitted in association with a Temporary Outdoor Event or Holiday Activity without a separate permit, regardless of location.

### **265-50.2 Standalone Temporary Activity Permit Requirements.**

- A. In addition to the provisions of Section 265-10, mobile food service units shall adhere to the following provisions:
1. Shall be limited to properties zoned for office, commercial, and mixed-use development and shall only be located on a lot containing a principal building.
  2. Shall be located at least 100 feet from the main entrance of any eating or drinking establishment.
  3. No mobile food service unit shall conduct business or operate within 50 feet of the public right-of-way unless otherwise invited or permitted.
  4. A mobile food service unit shall maintain documentation of permission from the property owner to operate on the premises while in operation.
  5. A mobile food service unit shall not create sounds, play music, or make announcements to call attention to the mobile food service either while traveling on the public rights-of-way or when the unit is stationary. At all times the mobile food service units shall comply with the County's noise control requirements set forth in Article III of Chapter 38 of this Code.
  6. Mobile food service units shall not disrupt controlled vehicular ingress and egress or occupy required off-street parking spaces.
  7. Mobile food service units shall comply with all state, federal and local health and safety regulations and requirements, shall comply with all provisions of this Code of Ordinances, and shall obtain and maintain any and all licenses required by any other health, or governmental organization or entity having jurisdiction over this subject matter.
  8. No more than four temporary outdoor activity permits for mobile food units shall be permitted per calendar year per parcel of land. This limitation shall not apply to office developments without restaurants on-site.
  9. Each temporary outdoor sales activity permit for a mobile food unit shall be limited to a maximum of 3 consecutive days.

### **Section 265-60. Inspections.**

The Director of the Department of Planning and Development, or designee, is hereby authorized to inspect the temporary outdoor activity for compliance with the provisions of this article.

## Chapter 270. Procedures

### Section 270-10. Administration and Legislative Bodies.

The provisions of this Title 2 of the UDO shall be administered by the Department of Planning and Development, in association with and in support of the Planning Commission, Zoning Board of Appeals, and Board of Commissioners, as described herein.

### Section 270-20. Zoning Ordinance Text and Map Amendments.

#### 270-20.1 Zoning Ordinance and Official Zoning Map Amendment Procedure.

- A. The Zoning Ordinance (as contained in Titles 1 and 2 of this UDO), including the Official Zoning Maps, may be amended from time to time by the Board of Commissioners, but no text or map amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation.
- B. If the Planning Commission fails to submit a report within 30 days of its first meeting after it has received an amendment request complete in all respects, it shall be deemed to have given a recommendation of "no comment" on the proposed amendment. However, the Planning Commission may table or continue the hearing on the matter to a specific future date and time in accordance with Section 270-25.B.

#### 270-20.2 Public Hearing Required; Required Notice of Public Hearing.

- A. Before the Planning Commission submits a report or the Board of Commissioners enacts or denies an amendment, they shall each hold a public hearing thereon, and the Board of Commissioners shall hold any additional public hearings required by law.
- B. At least fifteen but not more than forty-five days prior to the date of each such hearing, the Board of Commissioners shall cause to be published within a newspaper of general circulation within the territorial boundaries of Gwinnett County, a notice of the hearing. The notice shall state the time, place, and purpose of the hearing. In addition, the notice shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property.
- C. A sign containing the information outlined above shall be placed in a conspicuous location on the property not less than fifteen days prior to the date of the hearing. A sign shall be erected at or near the right-of-way line (near the center of the frontage). Such sign shall not interfere with the sight distance at any intersection or driveway. The Director of Planning and Development may require the placement of signs at multiple locations for large acreage tracts or sites with multiple road frontages.
  - 1. The sign shall contain the following information: location of the property, the present zoning of the property, the proposed zoning of the property, and the date, time, and location of the public hearing.
  - 2. For cases tabled to a subsequent month, the sign shall be updated with the revised public hearing dates.
- D. In addition to the notices outlined above, the applicant shall give notice of the proposed zoning action by first class mail to all property owners of record within 1,000 feet of the subject property as shown by Gwinnett County tax records. Such notice shall be mailed at least fifteen (15) days prior to the first



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Planning Commission public hearing and shall include: a copy of the application cover sheet, letter of intent, applicant/contact person, vicinity map, site plan, zoning action case number, and the date, time, and place of the public hearings. A certificate of mailing from the U.S. Postal Service must be submitted to the Planning Division a minimum of fifteen (15) days prior to the first scheduled public hearing. Failure to timely submit the certificate of mailing will result in an administrative hold by the Department.

### **270-20.3 Public Participation.**

- A. Public Participation is required for any Zoning Map Amendment, Change-in-Conditions, or Special Use Permit application meeting the following thresholds:
  - 1. Any of the following Zoning Amendment Applications:
    - a. Those resulting in the creation of more than ten new residential lots and/or units.
    - b. Those resulting in the construction of more than 5,000 square feet of non-residential buildings and/or additions to buildings.
    - c. Those resulting in more than 10,000 square feet of land disturbance.
  - 2. Any of the following Special Use Permit Applications:
    - a. Those resulting in the construction of more than 5,000 square feet of non-residential buildings and/or additions to buildings.
    - b. Those resulting in more than 10,000 square feet of land disturbance.
  - 3. Any of the following Change-in-Conditions Applications:
    - a. Those resulting in the creation of more than ten additional residential lots and/or units.
    - b. Those resulting in the construction of more than 5,000 square feet of additional non-residential buildings and/or additions to buildings.
    - c. Those resulting in more than an additional 10,000 square feet of land disturbance.
    - d. Those requesting any increase in building height, reduction of any building setback from an external property line, reduction of buffers, changes to the architecture of exterior facades, change in use or mixture of uses, or major changes to approved site plans as determined by the Director of Planning and Development.
- B. The Public Participation process consists of the following two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.
  - 1. *Public Participation Plan Required.* All applications requiring public participation are required to create and submit a Public Participation Plan which must be filed simultaneously with the application. The plan shall be implemented prior to the first public hearing. The minimum standards for the plan are as follows:
    - a. Identification of all property owners within 1,000 feet of the site. Written notice shall be provided by the applicant to all property owners a minimum of 14 days prior to the meeting.
    - b. A summary of methods for providing opportunities for discussion with interested parties before public hearings are held. Applicants are required to schedule at least one meeting at a convenient location and time and notify all interested parties, as identified above, of the purpose, place, and time of the meeting. The applicant may schedule additional meetings as deemed necessary to ensure that interested parties have adequate opportunity to participate in the process.

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- c. The applicant or representative thereof shall attend this meeting and provide an opportunity for dialogue with interested parties.
- d. Applicant's schedule for completion of the Public Participation Plan.
- 2. **Public Participation Report Required.** All applications requiring public participation are required to provide a Public Participation Report to the Department of Planning and Development no later than 15 calendar days prior to the Planning Commission hearing. This report shall be made a part of the official file and will be provided to the Planning Commission and the Board of Commissioners. The minimum standards for the report are as follows:
  - a. Provide a list of all parties that were contacted, the methods of notification that were used, and a copy of the notification letter(s).
  - b. Provide dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (Attach meeting notices, letters, etc.)
  - c. Provide the number of people who participated in meetings held to discuss an application with sign-in sheets.
  - d. A summary of concerns and issues expressed by interested parties.
  - e. A summary of the applicant's response to these concerns and issues.

**270-20.4 Initiation of Amendments.** Applications for zoning map amendments may be initiated by resolution of the Board of Commissioners, or by motion of the Planning Commission, Director of Planning and Development, or by petition of any property owner addressed to the Board of Commissioners. Amendments to the text of the UDO may be initiated by resolution of the Board of Commissioners, or by motion of the Planning Commission, or Director of Planning and Development. In the case of a petition for the rezoning of property, such petition shall be submitted by the owner of record of said property, the owner's agent or by a contract purchaser with the owner's written consent.

**270-20.5 Limitation on Permits.** Once a map amendment is initiated by the Board of Commissioners, no application for a clearing, grubbing, grading, septic tank, building, development or other similar permit, or for a Variance or Special Use Permit for the affected property shall be accepted for processing or acted upon until final action is taken by the Board of Commissioners on the proposed map amendment. Provided, however, that if the Board of Commissioners does not take final action on the proposed map amendment within six (6) months from the date of initiation, Permit, Variance and Special Use Permit applications shall again be accepted and reviewed pursuant to existing zoning. And further provided that such permit applications shall be accepted during the map amendment process if the proposed use is authorized under the same conditions in both the existing and proposed zoning district.

**270-20.6 Standards Governing the Exercise of Zoning Power.** The Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of zoning power:

- A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;
- C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned;
- D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

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- E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map; and
- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

**270-20.7 Impact Analysis.** If a proposed amendment is for the rezoning of property, then:

- A. The initiating party, if a party other than the Board of Commissioners, shall be required to file, with its application for amendment, a written, documented analysis of the impact of the proposed zoning with respect to each of the matters enumerated in Section 270-20.5, above. Such a zoning proposal and analysis shall be a public record.
- B. The Department shall, with respect to each such zoning proposal, investigate and make a recommendation with respect to each of the matters enumerated in Section 270-20.5 above.
- C. The Department shall make a written record of its investigation and recommendations, and this record shall be a public record.
- D. The Planning Commission shall, with respect to each such zoning proposal, investigate and make a recommendation based on their investigation, the Department's evaluation, and information presented during the public hearing, which includes the consideration of the matters enumerated in Section 270-20.5 above. The Department shall make a written record of the Planning Commission recommendation, and this record shall be a public record.

**270-20.8 Action by Board of Commissioners.** Following its public hearing the Board of Commissioners may:

- A. Approve the proposed amendment as presented;
- B. Approve the proposed amendment with conditions;
- C. Approve a similar or less intense use (including special uses), with or without conditions, if the proposed amendment is for the rezoning of property;
- D. Deny the proposed amendment in whole or in part;
- E. Deny the proposed amendment without prejudice, which means the action will not appear in any future staff case reports related to a zoning application impacting the property;
- F. Remand the matter back to the Planning Commission for reconsideration;
- G. Table final action to a future regularly scheduled business session or public hearing, or table the final action indefinitely.

**270-20.9 Plans and Other Documents Showing Proposed Use and Impact Required.** An application for an amendment to create or extend a Zoning District shall be accompanied by a sketch plan at scale and such other plans, elevations or additional information as the Director and this Ordinance may require, showing the proposed development and its impact on natural and built systems. Additional information may include without limitation traffic studies developed in accordance with Gwinnett County Department of Transportation Guidelines utility studies, and drainage studies. All application requirements must be satisfied as outlined in the Department's Procedures and Instructions for Rezoning, Change-in-Conditions, and Special Use Permit Applications.

**270-20.10 Change in Conditions of Zoning.** Changes to the conditions of an approved Rezoning shall be subject to the same application, review, and approval process as a new application, including the payment of relevant fees.

**270-20.11 Appeals of a Zoning Ordinance Text and Map Amendment Decision.** Appeals of a decision by the Board of Commissioners to approve or deny an amendment may be taken in the manner provided by law.

**270-20.12 Actions to be Taken if Plans are not Implemented within Specified Time Limits.**

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- A. For any zoning map amendment for which the Board of Commissioners is not the applicant, and upon which property no development permit, building permit, or certificate of occupancy has been issued within 12 months of the date of approval of said amendment, the Board of Commissioners may review the zoning district classification of the property and determine whether it shall be continued or initiated for rezoning.
- B. Such properties shall first be reviewed by the Planning Commission, which shall make such findings and recommendations as it deems appropriate.

**270-20.13 Concurrent Variances.** In cases where an applicant is proposing a zoning map amendment and where the applicant files an application to obtain a variance at the same time of filing an application for zoning map amendment, the variance application may be processed simultaneously. Granting of concurrent variances shall be subject to compliance with the applicable Standards Governing Exercise of the Zoning Power, as determined by Sec. 270-20.5.

### **270-25 Public Hearing Rules of Procedure.**

- A. Exercise of zoning power shall conform to the standards expressed in the county land use plan, as amended from time to time, and Section 270.20.5.
- B. All items on an advertised agenda for a public hearing shall be heard on the scheduled date except if, in the judgment of a majority of the quorum of the Planning Commission or Board of Commissioners, as applicable, special circumstances surrounding the matter warrant the continuance of the hearing on the matter to a specific future date and time.
- C. If there are multiple applications for the same property, including applications to rezone property from one zoning classification to another pursuant to Section 270-20, applications for a Special Use Permit pursuant to Section 270-30, applications for a concurrent variance pursuant to Section 270-20.11 or Section 270-30.14, or applications for a change in conditions to a previously approved rezoning or special use permit, a single public hearing covering all applications shall be held.
- D. Prior to the presentation of zoning matters, the Chairperson of the Planning Commission or Board of Commissioners, as applicable, shall make an announcement that may include, but not be limited to, the following:
  - 1. A reminder that the public hearings are being held at an official public meeting at which important business is conducted, and a request that audience members refrain from applause and all other extraneous remarks and cooperate to maintain an orderly meeting.
  - 2. A request that individuals intending to make a comment in support or opposition to any of the matters take a seat toward the front of the auditorium before the item they wish to address occurs on the agenda.
  - 3. A request that individuals provide their name and address for the public record when they come to the microphone.
  - 4. Instructions for the placement of any maps, photos, or other items to be viewed by the commissioners.
  - 5. Notice that the clerk will be keeping time with ten minutes allocated for presentation in support and ten minutes in opposition and that questions from commissioners will not take away from presentation time.

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- E. At least five calendar days prior to the first hearing on an application, any person wishing to speak in opposition to said application who has made campaign contributions aggregating \$250.00 or more to a commissioner within the two-year period immediately preceding the filing of said application, must have provided a written disclosure of campaign contributions in accordance with O.C.G.A. Title 36, Ch. 66 (O.C.G.A. § 36-67A-1 et seq.). A similar disclosure is required of applicants and representatives of applicants at the time an application is filed.
- F. All hearings held by the Planning Commission and Board of Commissioners shall be conducted in accordance with the following rules of procedure:
  - 1. The Chairperson or presiding member of the Planning Commission or Board of Commissioners, as applicable, shall open a public hearing for each matter that requires a public hearing.
  - 2. The Chairperson or presiding member may call for a presentation by the Department that includes the recommendation of the Department and Planning Commission, if applicable, on each such matter. Following the Department presentation, the commissioners may ask the Department questions pertinent to the application.
  - 3. The Chairperson or presiding member shall then call for parties in interest on the matter who shall have privilege on the floor. The parties shall identify themselves by name, address and affiliation with any business or organization which would be relevant to the matter being considered.
  - 4. Proponents shall speak first; opponents shall speak second. All comments and questions from the parties in interest shall be directed to the commissioners. Proponents and opponents shall generally be provided ten minutes per side to present data, evidence, and opinions in support of their position. The Chairperson or presiding member shall have the power and discretion to expand the period of time for presentation if, in the Chairperson's or presiding member's judgment, circumstances surrounding the matter warrant such action and any such expansion is granted equally to the proponents and opponents. The applicant may request that any unused portion of the allotted time be reserved for rebuttal. In the event that there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the allotted time period.
  - 5. In the event that an official who represents a municipality or an agency of federal, state, or local government wishes to speak on an agenda item, such official representative may be heard at the time established on the agenda for such matter and subject to the time limits set by the Chairperson. Such time shall not reduce the time otherwise allotted to the proponents or opponents to present their public comments.
  - 6. Should the commissioners ask questions of an opponent, proponent or an official, the time taken to respond to questions will not take away from presentation time.
  - 7. The Chairperson or presiding member shall call for questions from the commissioners to the proponents or opponents immediately after their individual presentation and before moving to the next speaker.
  - 8. When the allotted public hearing time period is complete or there are no additional speakers to address the commissioners during the allotted time period and questions or comments by the

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commissioners have been concluded, the Chairperson or presiding member shall close the public hearing and call for a motion for action on the issue and a second of the motion. The Chairperson or presiding member shall then call for discussion of the matter and voting thereon.

9. Once discussion has begun, no further comment or presentation shall be made by parties in interest unless a commissioner has a specific question for a party in interest or the Department, or the Chairperson or presiding member deems further comment to be appropriate or germane to the issues surrounding the matter.
10. Authorized action by the Planning Commission and Board of Commissioners shall consist of any of the actions specified in this UDO.

- G. The rules of procedure governing public hearings shall be made available in written form to the public in the Department, the office of the Board of Commissioners and at public hearings.

### Section 270-30. Special Use Permits.

**270-30.1 Purpose.** The purpose of a Special Use Permit is to provide a process for review of a use that is generally compatible with the use characteristics of a zoning district, but requires individual review of its location, design, height, intensity, configuration, and public facility impact to determine the appropriateness of the use for any particular site and its compatibility with adjacent uses.

**270-30.2 Authority.** The Board of Commissioners shall take final action on applications for Special Use Permits in accordance with the procedures, standards, and limitations of the UDO. In order to accommodate these special uses, the Special Use Permit allows the Board of Commissioners to approve a special use on a particular parcel without changing the general zoning district. Such approval shall be subject to the requirements set forth in this UDO and any additional conditions deemed necessary to ensure the compatibility of the special use with the surrounding properties. All Special Use Permit applications shall be for a specific development proposal and use. The Special Use Permit shall not be used for securing early zoning for conceptual proposals which may not be undertaken for some time.

**270-30.3 Special Use Permit Procedure.** The application and review process for a Special Use Permit, including all public notice and public hearing requirements and procedures, shall be the same as those contained in Section 270-20 and Section 270-25 herein. In addition to the information and/or site plans which are required to be submitted for the proposed development, additional information deemed necessary by the Director in order to evaluate a proposed use and its relationship to the surrounding area shall be submitted. All application requirements must be satisfied as outlined in the Department's Procedures and Instructions for Rezoning, Change-in-Conditions, and Special Use Permit Applications.

**270-30.4 Staff Analysis and Recommendation.** The Staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20, herein. In the review process, particular emphasis shall be given to the evaluation of the characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings.

**270-30.5 Public Hearing Required.** The public hearing process, impact analysis and application of the Standards Governing the Exercise of Zoning Power for a Special Use Permit shall be the same as those contained in Section 270-20, herein.

**270-30.6 Action by the Board of Commissioners.** When considering a Special Use Permit application, the Board of Commissioners shall consider the policies and objectives of the Unified Plan and Future Development Map, particularly in relationship to the proposed site and surrounding area and shall consider the potential adverse impacts on the surrounding area, especially in regard to but not limited to traffic, storm drainage, impacts

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to the usability of adjacent and nearby properties, and compatibility of land use activities. Following its public hearing the Board of Commissioners may:

- A. Approve the proposed special use as presented;
- B. Approve the proposed special use with conditions;
- C. Deny the proposed special use in whole or in part;
- D. Deny the proposed amendment without prejudice, which means the action will not appear in any future staff case reports related to a zoning application impacting the property;
- E. Remand the matter back to the Planning Commission for reconsideration;
- F. Table final action to a future regularly scheduled business session or public hearing, or table the final action indefinitely.

**270-30.7 Special Uses Within or Accessory to a Dwelling.** An application for a Special Use Permit in a residential zoning district where the use is proposed to operate in a dwelling or as an accessory use to a dwelling is subject to the following additional requirements:

- A. The special use shall operate within the dwelling on the property or, if approved by the Board of Commissioners, in an accessory structure.
- B. The exterior character of the dwelling shall be preserved in its residential state and there shall be no outside evidence of the operation of the special use to the neighborhood, except for any accessory structure approved by the Board of Commissioners.
- C. The owner of the property or business shall occupy the property and shall operate any business associated with the special use.

**270-30.8 Change in Conditions or Modification of a Special Use Permit.** Changes to the conditions or modification of an approved Special Use Permit shall be subject to the same application, review, and approval process as a new application, including the payment of relevant fees.

**270-30.9 Development of an Approved Special Use.**

- A. The issuance of a Special Use Permit shall only constitute approval of the proposed use, and development of the use shall not be carried out until the applicant has secured all other permits and approvals required. The Department shall not issue a Certificate of Occupancy for the specific use unless all requirements and conditions of the Special Use Permit have been fulfilled by the owner of the property.
- B. If an application is approved and a Special Use Permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property shall be in accordance with the approved plan and conditions.

**270-30.10 Compliance with Special Use Permit Requirements.** The Planning and Development Department shall have the right to periodically examine the operation of the specific use to determine compliance with the requirements and any conditions.

**270-30.11 Appeal of a Special Use Permit Decision.** Appeals of a decision by the Board of Commissioners to approve or deny a Special Use Permit application may be taken in the manner provided by law.

**270-30.12 Designated Official for Appeals.** The County Attorney is hereby authorized to accept service of any appeal of a quasi-judicial decision on behalf of the Board of Commissioners, during normal business hours, at the regular offices of the County Attorney.

**270-30.13 Concurrent Variances.** In cases where an applicant is proposing a special use permit and where the applicant files an application to obtain a variance at the same time of filing an application for a special use

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permit, the variance application may be processed simultaneously. Granting of concurrent variances shall be subject to compliance with the applicable Standards Governing Exercise of the Zoning Power, as determined by Sec. 270-20.5.

### **Section 270-40. Conditional Approvals.**

**270-40.1** In adopting an amendment to the Official Zoning Map, or approving a Special Use Permit, the Board of Commissioners may impose special conditions which it deems necessary in order to make the requested action acceptable and consistent with the purposes of the district(s) involved and to further the goals and objectives of the Unified Plan.

**270-40.2 Such conditions shall:**

- A. Only be valid if they are included in the motion approving the amendment for adoption;
- B. Be recorded in the Resolution of the Board of Commissioners if enacted pursuant to an amendment of the text of the UDO or the Official Zoning Maps.
- C. Be continually in effect, or for the period of time specified in the amendment.
- D. Be required of the property owner and all subsequent owners as a condition of their use of the property.
- E. Be interpreted and continually enforced by the Director in the same manner as any other provision of this UDO.
- F. Where any condition conflicts with a UDO requirement, the stricter requirement shall apply unless otherwise indicated in this UDO.

**270-40.3 Violations of Conditions.** Notwithstanding any other remedies available in this UDO and under local and state law, violations of conditions imposed pursuant to this Section 270-40 shall be handled in accordance with Chapter 120.

### **Section 270-50. Withdrawal of Application.**

**270-50.1** Once an application for an amendment to the Official Zoning Map, Change-in-Conditions, Special Use Permit, or Variance has been made, the applicant may withdraw such application without prejudice only until such time as the official withdrawal deadline published in the Public Hearing Schedule, maintained by the Department.

**270-50.2** An application may not be withdrawn by an applicant or property owner under any circumstance after the official withdrawal deadline. Once past the published withdrawal deadline, all applications shall be considered by the Board of Commissioners or Zoning Board of Appeals, as appropriate, and shall receive final action, unless having been administratively withdrawn for cause by the Department.

### **Section 270-60. Lapse of Time Requirement for Reapplication.**

The following shall apply to the reapplication for a Zoning Map Amendment, Change-in-Conditions, Variance or Special Use Permit.

**270-60.1** No application or reapplication for any zoning map amendment, Change-in-Conditions, or Special Use Permit affecting the same land or any portion thereof shall be acted upon within 6 months from the date of last action by the Board of Commissioners.

No application or reapplication for the same type of Variance affecting the same land or any portion thereof shall be acted upon within 6 months from the date of last action by the Zoning Board of Appeals.



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**270-60.2** Administrative variances, as outlined in Section 270-130, shall not be subject to this time lapse requirement.

### Section 270-70. Zoning Board of Appeals.

**270-70.1 Authority.** The Zoning Board of Appeals shall have the authority granted by enabling ordinance approved by the Board of Commissioners of Gwinnett County, Georgia, on September 17, 1985, and as may be amended from time to time.

**270-70.2 Membership and Appointment.** The Zoning Board of Appeals shall consist of five members residing within Gwinnett County, appointed by the County Commissioners of Gwinnett County. One member of the Zoning Board of Appeals may be a member of the Planning Commission. No other member of the Zoning Board of Appeals shall simultaneously hold any employment or elected office within the Gwinnett County Government which is inconsistent with his or her duties on the Zoning Board of Appeals.

#### **270-70.3 Terms of Office.**

- A. The term of office of each member of the Zoning Board of Appeals shall be for one year, or thereafter until his successor is appointed and qualified. Members may be reappointed. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment.
- B. Members shall be removable for cause by the Board of Commissioners of Gwinnett County upon written charges and after a public hearing.
- C. Any member of the Zoning Board of Appeals shall be disqualified to act upon a matter in which the member has an interest.

**270-70.4 Officers.** The Zoning Board of Appeals shall elect one of its members, other than the member of the Planning Commission, as Chairperson and one member as Vice-Chairperson. The Chairperson and Vice-Chairperson shall serve for one year or until reelected or until successors are elected. The Department shall serve as the Secretary of the Zoning Board of Appeals.

**270-70.5 Procedure.** The Zoning Board of Appeals shall adopt rules of procedure. Meetings of the Zoning Board of Appeals shall meet on a regular schedule as determined by the Department and at the call of the Chairperson and at such other times as the members of the Zoning Board of Appeals may determine. The Chairperson or, in his absence, the Vice-Chairperson, may administer oaths and compel the attendance of witnesses by subpoena.

#### **270-70.6 Powers of the Zoning Board of Appeals.**

- A. The Zoning Board of Appeals shall have the following powers:
  - 1. To hear and decide appeals of determination made by the Director of Planning and Development in the enforcement of this UDO.
    - a. In exercising the above powers, the Zoning Board of Appeals may, in conformity with the provisions of Title 2 of the UDO, reverse decisions or determinations from which the appeal is taken and, to that end, shall have all the powers of the Director from whom the appeal is taken and may issue or revoke or direct the issuance or revocation of a Building or other permit.
  - 2. To authorize variances from the terms of Title 2 and applicable sections of Title 3 of the UDO.

### Section 270-80. Appeals to the Zoning Board of Appeals.

**270-80.1 Appeals to the Zoning Board of Appeals may be taken by any person aggrieved by any decision of the Director.**

- A. Such appeal shall be taken within 15 days after the written decision of the Director by filing with the Department and Director a Notice of Appeal specifying the grounds thereof.
- B. The Director shall forthwith transmit to the Zoning Board of Appeals all the papers constituting the record upon which the action appealed from was taken.
- C. A public hearing shall be held by the Zoning Board of Appeals within 60 days of the receipt of an appeal.

**270-80.2** An appeal shall stay all proceedings in furtherance of the action appealed from unless the Director certifies to the Zoning Board of Appeals that, by reason of facts stated in the certificate, a stay would, in his/her opinion, cause imminent peril to life or property. In such a case, proceedings shall not be stayed other than by the Zoning Board of Appeals or by a restraining order granted by a court of record on application and notice to the Director for good cause shown.

### Section 270-90. Variances to the Zoning Board of Appeals.

**270-90.1 Authority.** Unless otherwise provided for in the UDO, the Zoning Board of Appeals shall have authority to grant variances from the requirements of Title 2, and applicable standards in Title 3, in accordance with the standards and procedures as set forth in this UDO.

**270-90.2** The purpose of a variance is to provide a mechanism when, owing to special conditions, the strict application of the UDO would impose on a landowner exceptional and undue hardship that can be mitigated without conferring on the applicant special privilege.

**270-90.3 Initiation.** A written petition for a variance is to be initiated by the owner(s) of the subject property or the authorized agent(s) of the owner(s) of the property for which relief is sought. Applications shall be filed on forms and with required exhibits as provided by the Department and shall not be considered accepted unless complete in every respect.

**270-90.4 Application Procedures.** An application for a variance shall be filed with the Department, accompanied by a non-refundable fee, as established from time to time by the Board of Commissioners, to defray the actual cost of processing the application. The application shall be in such form and shall contain at a minimum the following information and documentation:

- A. Name, address, telephone number, and email address of owner(s) and applicant, if not owner.
- B. Legal description, street address, lot number and subdivision name, if any, of the property that is the subject of the application.
- C. The size of the subject property.
- D. The purpose for the requested variance, and a statement of the intended development of the property if the variance is granted.
- E. The specific provision of Title 2 from which a variance is requested.
- F. A statement explaining how the proposed variance is consistent with the general spirit and intent of Title 2 of the UDO and the Unified Plan.
- G. Any other requirements requested by the Department.

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**270-90.5 Staff Report.** The staff of the Department shall conduct a site inspection and shall prepare an analysis of each application for variance. The staff report shall be presented in written form to the Zoning Board of Appeals at least 7 days prior to the scheduled hearing date.

### **270-90.6 Public Hearing Procedures.**

- A. Before the Zoning Board of Appeals acts upon an application for a Variance, it shall hold a public hearing thereon.
- B. The notice of the time, place and purpose of such hearing shall be published at least thirty days prior to the hearing in the official organ/of the County. Written notice of the time, place and purpose of the hearing shall also be mailed to the owner of the property that is the subject of the application at least thirty days prior to the hearing. At the hearing, any party may appear in person or by agent or attorney.
- C. In addition, a sign shall be erected in a conspicuous place on the property which shall contain information as to the Variance applied for and the time and place of hearing.
- D. The rules of procedure of meetings are as follows:
  1. The Chairman shall call the matter before the Zoning Board of Appeals.
  2. The Chairman shall then call parties in interest that shall have privilege on the floor after appearing before the Zoning Board of Appeals and identifying themselves by name, address, and affiliation with any business or organization, which would be relative to the matter being considered.
  3. Proponents shall speak first, and opponents shall speak second. All comments and questions from the parties in interest shall be directed to the Zoning Board of Appeals. Neither proponents nor opponents shall generally have more than five (5) minutes total to present their interest and the Chairman shall have the power to restrict or expand the period of time for presentations if, in his or her judgment, circumstances surrounding the matter may warrant such action.
  4. The Chairman shall call for questions from the Zoning Board of Appeals to the proponents or opponents immediately after their individual presentations.
  5. The Chairman shall then call for discussion of the matter by the Zoning Board of Appeals and the voting thereon. Once discussions by the Zoning Board of Appeals has been called for, no further comment or presentation shall be made by parties in interest unless a Zoning Board of Appeals member has a specific question for a party in interest, or the Chairman deems further comment to be appropriate and germane to the issues surrounding the matter before the Zoning Board of Appeals.
  6. All items on an advertised agenda for a public hearing shall be heard on the scheduled date except, if in the judgment of a majority of the Zoning Board of Appeals members, specific circumstances surrounding the matter warrant the continuance of the hearing on the matter to a specific future date and time.
  7. The Zoning Board of Appeals may table a vote on a specific matter to a specified future date and time after a public hearing.

### **270-90.7 Standards for Granting Variances.**

- A. *Granting Variances.* The Zoning Board of Appeals shall not grant a variance unless evidence is presented supporting conclusions that the variance meets one or more of the following criteria:
  1. Arises from a condition that is unique and peculiar to the land, structures and buildings involved.

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2. Is necessary because the particular physical surroundings, the size, shape, or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience if the provisions of the UDO are literally enforced.
  3. The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.
  4. The condition is created by the regulations of the UDO and not by an action or actions of the property owner or the applicant.
  5. The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.
  6. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structures.
  7. The variance desired will not be opposed to the general spirit and intent of Title 2 of the UDO or the purpose and intent of the Gwinnett County Unified Plan.
- B. *No variance shall be authorized to:*
1. Allow a structure or use not authorized in the applicable zoning district.
  2. Allow a density or intensity of development that is not authorized within such district.
  3. To decrease the minimum lot size authorized by the applicable zoning district.
  4. Allow any variance that conflicts with or changes any requirement enacted as a condition of zoning or of a Special Use Permit by the Board of Commissioners.
  5. Permit the expansion or enlargement of any non-conforming use of land, non-conforming use of land and buildings in combination, non-conforming use of land and structures in combination, or non-conforming use requiring a Special Use Permit.
  6. Permit the re-establishment of any non-conforming use of land, non-conforming use of land and buildings in combination, non-conforming use of land and structures in combination, or non-conforming use requiring a Special Use Permit where such use has lapsed.
- C. The Zoning Board of Appeals may attach reasonable conditions to a variance when necessary to prevent or minimize adverse impacts upon property or the environment.

**270-90.8 Standards for Considering Appeals of Administrative Decisions.** In considering whether to uphold an administrative decision, the Zoning Board of Appeals shall consider the following criteria:

- A. Whether the official acted within the scope of their authority.
- B. Whether the decision was based on an erroneous finding of material fact.
- C. Whether the decision was based on the standards set forth in this UDO and whether the standards were properly applied or the official making the decision acted in an arbitrary manner in making the decision.
- D. Whether the official adhered to the plain language of this UDO in making the decision, or if the language is determined to be ambiguous, whether or not the decision satisfies the intent of this UDO.

### Section 270-100. Burden of Proof in Appeals and Variances.

**270-100.1 Requirements.** It shall be the responsibility of an applicant seeking relief to present facts and evidence to explain how the proposed appeal or variance is consistent with the general spirit and intent of the UDO.

**270-100.2 Review.** It is the duty of the Zoning Board of Appeals to review such facts and evidence in light of the intent of the UDO to balance the public health, safety, and general welfare against the injury to a specific applicant that would result from the strict application of the provisions of the UDO on the applicant's property.

### Section 270-110. Appeals to Decisions of the Zoning Board of Appeals.

**270-110.1** Any person or persons seeking an appeal from a final decision of the Zoning Board of Appeals shall appeal to Superior Court in the manner provided by law.

**270-110.2** Appeals from a final decision of the Department made pursuant to the provisions of Section 270-90 shall be to the Zoning Board of Appeals in accordance with Section 270-110. Decisions made by the Zoning Board of Appeals shall be final. All Appeals of decisions made by the Zoning Board of Appeals shall be made pursuant to Section 270-120.1.

**270-110.3** The Director of Planning and Development or designee is hereby authorized to approve or issue any form or certificate necessary to perfect any petition described in Title 5 of the Official Code of Georgia Annotation for review of lower judicatory bodies and is further authorized to accept service of any such petition on behalf of the Zoning Board of Appeals, during normal business hours, at the regular offices of the Department. The County Attorney is hereby authorized to accept service of an appeal to a decision of the Zoning Board of Appeals on behalf of the Zoning Board of Appeals, during normal business hours, at the regular offices of the County Attorney

### Section 270-120. Administrative Variances.

**270-120.1** The Director shall have the power to grant variances from the certain development standards as established in Title 2 of the UDO where, in his/her opinion, the intent of the ordinance can be achieved, and equal performance obtained by granting a variance.

**270-120.2** The authority to grant such variances shall be limited to variances from the following requirements:

- A. Required Minimum Front Yard Setback for a Principal Structure - variance not to exceed 10 feet.
- B. Required Minimum Side Yard Setback for a Principal Structure - variance not to exceed 5 feet. No side yard setback shall be reduced to less than 5 feet.
- C. Required Minimum Rear Yard Setback for a Principal Structure - variance not to exceed 10 feet. No rear yard setback shall be reduced to less than 5 feet.
- D. Required Minimum Lot Width – variance not to exceed 10 percent of the minimum required lot width.
- E. Required Maximum Lot Coverage – variance not to exceed 5 percent of the maximum required lot coverage.
- F. Required Minimum Side Yard or Rear Yard Setback of an Accessory Structure (including Accessory Dwelling Units) - variance not to exceed 5 feet. No setback shall be reduced to less than 5 feet.
- G. Minimum Road Frontage – variance not to exceed 10 feet.

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- H. Maximum Fence Height – variance not to exceed 1 foot in the front yard, 2 feet in any other yard, and up to 3 feet in one yard on a corner lot with two front yard setbacks.
- I. Maximum Retaining Wall Height – variance not to exceed 2 feet in the front yard within 10 feet of a front property line.
- J. Reduction in Minimum Parking per Section 240-30.
- K. Reduction in the Minimum Number of Off-Loading Spaces – variance not to exceed 1 space. At least 1 off-street loading space shall be provided.
- L. Maximum Building Height - variance not to exceed 5 feet.
- M. Zoning Buffers - variance not to exceed 25 percent of the minimum required buffer width.

### **270-120.3 Application Procedures.**

- A. *Application form and Documentation.* Applications for administrative variances shall be in such a form and contain such information and documentation as shall be prescribed by the Department, but shall contain at least the following:
  - 1. Name and address of the applicant.
  - 2. Legal description of the subject property.
  - 3. Size of the subject property.
  - 4. A statement of the hardship imposed on the applicant by the UDO and a statement of why the variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located.
  - 5. A non-refundable application fee shall accompany the application, as established from time to time by the Board of Commissioners, to defray the actual cost of processing the application.
- B. *Standards for Issuance of Administrative Variances.* In deciding whether to grant an application for an Administrative Variance, the Department shall consider all the applicable standards provided in Title 2 and Title 3 of the UDO.

### Chapter 300. General Provisions

#### Section 300-10. Purpose.

**300.10.1** Title 3 of this UDO establishes procedures and standards related to the development and subdivision of land. This Title is designed to facilitate adequate provision for water, sewer, stormwater management facilities; for the dedication of rights-of-way or easements for streets and utility purposes; to facilitate the further subdivision of larger tracts into smaller parcels of land; and to provide proper land records for the convenience of the public and for better identification and permanent location of real property boundaries. This Title is also designed to protect and enhance the quality of the natural environment of the County by encouraging the preservation and protection of significant existing trees; assisting in the natural control of solar heat; reducing the impact of development on the community's storm drainage system; assisting in soil conservation and flood control; reduction of air emissions and noise; conserving water supply; and enhancing the visual and aesthetic appearance of the community.

#### Section 300-20 Relationship to Existing Ordinances.

**300-20.1** Whenever there is a discrepancy between minimum standards or dimensions required in this Title and those contained in zoning regulations, building codes, or other official regulations or resolutions, the most restrictive shall apply. In those instances where development standards for a parcel of land or a specific project have been lawfully and explicitly established as a condition of approval for a rezoning, variance, permit, or other formal action by the Board of Commissioners, the Zoning Board of Appeals, or any other authorized body, the requirements of such conditions shall control.

#### Section 300-30. Modifications, Waivers, and Appeals.

**300-30.1 Modifications.** Modifications of the design standards set forth in Chapters 350 through 380 the standard drawings as described in Section 1.0 of the Appendix may be authorized by the Director in specific cases when, in his or her opinion, undue hardship may result from strict compliance; provided any such determination shall be based fundamentally on the fact that unusual topographical or other exceptional conditions require such modification, or that the granting of the modification will not adversely affect the general public welfare or nullify the intent of these standards or regulations. Any such modification granted by the Director shall be made in writing to the applicant and made a part of the Department's records. Application for any modifications shall be filed in writing with the Director by the applicant on a form provided by the Department with necessary supporting documents and application fees as established by the Board of Commissioners and shall explain in detail the reasons and facts supporting the application.

**300.30.2 Waivers.** Waiver requests of all other requirements of Title 3 of the UDO shall be submitted on an application form as prescribed by the Director, along with such fees as shall be established by the Board of Commissioners. When considering waivers, the Board of Commissioner's shall consider whether undue hardship may result from strict compliance; provided any such determination shall be based fundamentally on the fact that unusual topographical or other exceptional conditions require such modification, or that the granting of the waiver will not adversely affect the general public welfare or nullify the intent of these standards or regulations. The Director shall coordinate the review of each waiver with all other affected County departments and shall

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summarize such comments or recommendations as may be received to the Board of Commissioners for action in their normal course of business. Exception: waiver requests from the stormwater requirements of Title 3 shall be submitted to the Board of Construction Adjustments and Appeals for action in their normal course of business.

**300-30.3 Appeals.** Appeals of the interpretation by the Director of the requirements of Title 3 of the UDO and of the standard drawings as described in Section 1.0 of the Appendix shall first be submitted in writing on a form provided by the Department to the Director who shall review the request in a timely manner and receive comments from other affected county departments. The appeal thereupon shall be forwarded to the Board of Commissioners for final action in their normal course of business. Exception: appeal requests from the stormwater requirements of Title 3 shall be submitted to the Board of Construction Adjustments and Appeals for action in their normal course of business.

### **Section 300-40. Stop Work Orders.**

**300-40.1** Stop work orders may be issued for violations of Title 3 of this UDO as provided in this UDO.

### **Section 300-50. Activities Limited to Permit Authorization.**

**300-50.1** Development activities shall be limited to those as authorized by the applicable permit and as may be further restricted by conditions of approval pertaining thereto attached by the Department or other department or agency as may have authority or jurisdiction over said activities in whole or in part.

### **Section 300-60. Additional Information Requirements for Development on Properties with Riparian Buffers**

**300-60.1** Any permit applications for property requiring riparian buffers and/or setbacks must provide additional information as indicated in this UDO.



## Chapter 310. Permits Required for Development or Construction

### Section 310-10. Limited Land Disturbance Permits.

**310-10.1 Clearing Permit, Clearing and Grubbing Permit, and Grading Permit.** The following permits covering portions of the land development process may be issued in accordance with the requirements of this UDO and the provisions of any *Metropolitan River Protection Act* Certificate, if applicable:

A. *Clearing Permit:*

1. A permit limited to clearing only with no grubbing or other land disturbance except for such activities necessary to install and maintain erosion and sediment control practices (as defined in the Georgia Soil Erosion and Sedimentation Act) may be authorized upon identification of the property, a specimen tree survey, the limits of the area to be cleared, the type of activities to be undertaken and the following additional items if required by the Department:
  - a. Soil Erosion, Sedimentation and Pollution Control Plan.
  - b. Hydrology Study.
  - c. Specimen Tree Survey
  - d. Specimen Tree Concept Plan.
  - e. Tree Preservation and/or Replacement Plan.
2. All clearing activities are to be consistent with the provisions of this UDO, and any conditions of zoning approval. If clearing of the required tree density units is proposed, a performance bond and a development performance agreement may be required prior to issuance of permit to guarantee tree replacement will occur in future phases.
3. A clearing permit shall expire unless activities are commenced within 60 consecutive calendar days of issuance of the permit or if activities lapse and are abandoned for a period exceeding 60 consecutive calendar days.
4. A clearing permit shall not be construed as approval of or authorization to construct any improvements, buildings, or other structures on the property.
5. If landscape improvements are required by the clearing permit, then all plantings must be completed. A performance bond may be filed for incomplete work prior to the closing of such permit, if approved by the Department.

B. *Clearing and Grubbing Permit:*

1. A permit limited to clearing and grubbing only may be authorized upon identification of the property, a specimen tree survey, the limits of the area to be cleared and grubbed, the type of activities to be undertaken, and the following additional items if required by the Department:
  - a. Soil Erosion, Sedimentation and Pollution Control Plan.
  - b. Hydrology Study
  - c. Specimen Tree Survey
  - d. Specimen Tree Concept Plan
  - e. Tree Preservation and/or Replacement Plan.

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2. Appropriate soil erosion, sedimentation and pollution control and tree protection measures shall be placed and maintained as required. If clearing of the required tree density units is proposed, a performance bond and a development performance agreement may be required prior to issuance of permit to guarantee tree replacement will occur in future phases.
  3. A permit for clearing and grubbing shall expire unless activities are commenced within 60 consecutive calendar days of issuance of the permit or if activities lapse and the project is abandoned for a period exceeding 60 consecutive calendar days.
  4. A clearing and grubbing permit shall be limited to the removal of vegetation and stumps and the placement of required tree protection measures and soil erosion and sedimentation facilities and may authorize the removal of existing stormwater facilities and infrastructure on the property at the option of the developer. A demolition permit is required to remove all other existing structures. No grading or construction activities may be started under a clearing and grubbing permit except for such activities necessary to install and maintain erosion and sediment control practices. The approval of a clearing and grubbing permit shall not be construed as approval of or authorization to construct any improvements, buildings, or other structures on the property.
  5. If landscape improvements are required by the clearing and grubbing permit, then all plantings must be completed of a performance bond may be filed for incomplete work prior to the closing of such permit, if approved by the Department.
- C. *Grading Permit:*
1. A grading permit, which may include clearing and grubbing, may be issued prior to approval of a development permit, as provided in this UDO. A grading permit may also be issued for earth borrow or storage, where no development or construction is proposed or imminent, based on approval of a grading plan, identification of the property, a specimen tree survey, the limits of the area to be graded, the type of activities to be undertaken, , and the following additional items if required by the Department:
    - a. Soil Erosion, Sedimentation and Pollution Control Plan.
    - b. Hydrology Study
    - c. Specimen Tree Survey
    - d. Specimen Tree Concept Plan
    - e. Tree Preservation and/or Replacement Plan
  2. If clearing of the required tree density units is proposed, a performance bond and a development performance agreement may be required prior to issuance of permit to guarantee tree replacement will occur in future phases.
  3. A permit authorizing but limited to grading (and clearing and grubbing) shall expire unless activities are commenced within 60 consecutive calendar days of issuance of the permit or if activities lapse and the project is abandoned for a period exceeding 60 consecutive calendar days. Any site for which the grading permit expires shall be stabilized within 14 days.
  4. A grading permit shall be limited in its authorization to land grading activities along with associated tree protection, clearing and grubbing, and demolition activities, and may authorize the construction of storm drainage improvements and soil erosion and sedimentation measures as allowed by the permit itself. The approval of a grading permit shall not be construed as approval of or authorization to construct any other improvements, buildings, or other structures on the property.

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5. If landscape improvements are required by the grading permit, then all plantings must be completed. A performance bond may be filed for incomplete work prior to the closing of such permit, if approved by the Department.
- D. *Tree Thinning, Timber Harvesting, or Removal of Trees for Disease or Insect Infestation Permit:*
  1. A tree thinning, timber harvesting, or removal of trees permit may be issued subject to the requirements of this UDO.

### Section 310-20. Development Permits.

#### 310-20.1 Development Permits.

- A. *Development Activities Authorized.* A development permit shall be issued to authorize all activities associated with the land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, stormwater drainage facilities, sidewalks, or other structures permanently placed on or in the property. This does not authorize construction of any buildings and other structures requiring the issuance of a building permit. Sanitary sewer and water system improvements shall be authorized by the Department of Planning and Development and require the issuance of a utility construction permit prior to commencement of installation.
- B. *Development Permit Approval.* A development permit shall be issued at the developer's request following approval of a *Metropolitan River Protection Act* Certificate, if applicable, and upon approval of Development Plans, and all other documents required to be submitted by this UDO. All applications submitted for development permit approval will expire after twelve months if no permit is issued within said time period, unless otherwise authorized by the Director.
- C. *Expiration of Development Permits.* A development permit shall expire by limitation and shall become null and void under any one or more of the following conditions:
  1. The development activity authorized by such permit is not commenced within 12 consecutive calendar months after issuance. Work shall be considered not commenced where there are no passed inspections of the work within the stated time frame of the permit.
  2. The project or development activity is abandoned for a period exceeding 60 consecutive calendar days. The project or development activity shall be deemed abandoned where there are no passed inspections of the work within the stated time frame.

The Director is authorized to grant one permit extension for a period of time not exceeding six consecutive calendar months provided such extension is requested by the permit holder in writing prior to expiration of the permit and justifiable cause is demonstrated. Development activity must commence within this six-month period, or the permit shall expire. The Director is also authorized to grant one renewal for a permit issued in accordance with this Chapter. The renewal shall be requested by the original permit holder in writing within six calendar months following expiration of the permit showing justifiable cause.

- D. *Lapse in Construction Activity.* For the purposes of this UDO, a lapse in or suspension of development activity as authorized by a development permit, as a direct result of action or inaction on the part of Gwinnett County completely beyond the control of the developer, shall not be considered as a lapse in activity causing the development permit to expire. The 12 months within which development activity must begin shall exclude any such time period during which the activity is prohibited or has been caused to lapse by said County action or inaction.

### Section 310-30. Issuance of Building Permits.

**310-30.1 Applicable Codes.** Building permits for buildings and structures are issued after meeting the applicable requirements of the fire prevention and life safety codes, the Gwinnett County Construction Code and the various health, water, sewer codes and regulations as well as the provisions of any Certificate approved under the *Metropolitan River Protection Act*, if applicable, subject to Chapter 14 of the Gwinnett County Code of Ordinances.

**310-30.2 Environmental Health Section: On-Site Sewage Disposal.** For any structure for which on-site sewage disposal will be provided, a permit issued by the Environmental Health Department shall be required prior to issuance of a building permit.

#### **310-30.3 Single-Family Detached, Single-Family Attached, and Duplex Residences.**

- A. A building permit for a single or two-family residence may be issued after the recording of a Final Plat or after the lot upon which the building is to be located has otherwise become a buildable lot of record, except under special circumstances limited to and as specifically described in this Section, below.
1. In a single-family detached and duplex residential subdivision, building permits for no more than four model home units may be issued by the Department on the basis of an approved Development Plan and subject to all limitations or requirements as may be established by the Director. A Certificate of Occupancy shall not be issued for the completed model home until the Final Plat encompassing the model home building lots has been approved and recorded.
  2. In fee-simple townhouse subdivisions, a building permit may be issued on a buildable lot of record established for each building (containing any number of townhouse dwelling units) through recording of a Final Plat following completion of all required public improvements. For condominium units, upon completion of the buildings, the Final Plat shall be rerecorded to establish individual lots for the units, based on their actual locations, prior to issuance of Certificates of Occupancy.
  3. Issuance of the above building permits shall be conditioned upon the following:
    - a. Fire Plan Review approval shall be required prior to issuance of any building permit.
    - b. Approval of the Environmental Health Department for on-site sewage disposal or by the Department of Water Resources for a building to be served by public sewer shall be required prior to issuance of any Building Permit.
    - c. Construction of the required public improvements shall proceed concurrently with construction of the buildings.
  - d. No Certificate of Occupancy shall be approved for any structure within a subdivision prior to recording of the Final Plat, and submittal and approval of the Certificate of Development Conformance (CDC) and related Development Performance and Maintenance Agreement and bonds, if applicable. In the case where multiple buildings are proposed and under construction, the Director, at their discretion, may approve the issuance of a Certificate of Occupancy of a building and postpone the CDC requirement to a later date. B. The approval by the Department of a House Location Plan (HLP), Residential Drainage Plan (RDP), or Residential Drainage Study (RDS), may be required prior to issuance of a building permit, as noted, and conditioned on the Final Plat or as may be required for compliance with the Georgia *Metropolitan River Protection Act*. For such lots, a Certificate of Occupancy shall not be issued until conformance to the HLP, RDP, and/or RDS has been field verified by the Department as shown on a certified foundation survey prepared by a Registered Land Surveyor. (See Chapter 330 for plan and study specifications)

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### **310-30.4 Multi-Family and Non-residential Structures.**

- A. Issuance of a building permit for any multifamily or non-residential structure (and associated accessory structures) shall first require issuance of a development permit for the building site, and the building permit shall be consistent with said development permit.
- B. Construction documents for buildings and structures must be reviewed and approved by the Planning and Development Department and other Departments prior to permitting for all structures for compliance with this Ordinance and all other codes, ordinances, and laws.
- C. Building permits shall only be issued on buildable lots of record, as defined in this UDO.

### **Section 310-40. Swimming Pool Permits.**

Issuance of a swimming pool permit as an accessory use to a single or two-family residence, whether to be issued at the same time as or subsequent to the permitting or construction of the residence, shall first require approval of a Swimming Pool Location Plan as described in Chapter 330. The permits shall comply with all requirements of this UDO, the Gwinnett County Swimming Pool Ordinance, and Georgia State Minimum Standards for One- and Two-Family Dwellings Code. Based on site conditions, additional plans and studies may be required prior to issuance of the permit. A Certificate of Completion shall not be issued until conformance to the Swimming Pool Location Plan (and other plans and studies, if applicable) has been field verified by the Department.

### **Chapter 320. Development Plan Review Procedures**

#### **Section 320-10. Pre-Application Meeting.**

Whenever any site development or subdivision of a tract of land is proposed to be made, whether for residential or non-residential development, the subdivider/developer is encouraged to submit for review with the Department, preliminary documents and graphic exhibits for an early evaluation of the project's intentions and coordination with this UDO, the Unified Plan, the *Metropolitan River Protection Act*, the Gwinnett County Architectural Design Standards, the UDO Design Guidelines, and other applicable standards and regulations, at which time the Department will inform and provide the subdivider/developer with the necessary regulations in order to properly accomplish the proposed project. Requests for a Pre-Application Meeting shall be submitted as prescribed by the Director.

#### **Section 320-20. Application and Review Process for Development Permits with Subdivision.**

##### **320-20.1 Plan Review and Approval Procedures.**

- A. An application for Development with Subdivision shall be submitted to the Department as prescribed by the Director. The application shall include the Preliminary Plat, Development Plans, construction drawings, and related documents as appropriate to the project. All construction drawings and other engineering data shall be prepared and sealed by an authorized registered professional currently registered in the State of Georgia, in accordance with provisions of Georgia Law.
- B. Following submission to the Department of Development Plans and all drawings required for development permit review, a clearing and grubbing or grading permit, if permitted by zoning or zoning conditions, may be issued at the developer's request based on the approval of a Tree Protection Plan, Soil Erosion, Sedimentation and Pollution Control Plan, stormwater management report (hydrology study), and related construction drawings consistent with an approved Certificate issued under the *Metropolitan River Protection Act*, as applicable. The grading permit shall be limited to the area included within the Development Plans and may be further conditioned as deemed appropriate or necessary pending development permit approval.
- C. The Director may indicate on a review copy of the drawings, in written memorandum, or electronically, all comments related to compliance of the Development Plans with this UDO, principles of good design, conditions of zoning approval, and the regulations of other County departments and State agencies as appropriate. The Director shall have final staff authority to determine the applicability of any and all comments under this UDO or conditions of zoning approval.
- D. The Director may not approve any Development Plans whereon is shown a proposed buildable lot which would present particularly unusual difficulties for construction of a building, which would clearly require a variance or waiver to be reasonably usable, or which is otherwise "unbuildable" because of its unusability, whether due to the presence of floodplain, unusual configuration, lack of public utilities or for any other reason. A House Location Plan (HLP) may be required to be filed as a part of the Development Plans approval to substantiate the buildability of any such difficult or unusual lot.
- E. The subdivider shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the noted and written comments of the Director.

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- F. Should an applicant disagree with the findings or final review comments of the Director or of any other County department, concluding that factual or interpretive errors have been made, the following appeal procedure shall be followed to resolve the issues.
  - 1. Submit to the Department of Planning and Development a written statement clearly defining the nature of the disagreement, the specific reference to the Sections of the regulations at issue, and the applicant's own opinion.
  - 2. Should the Department under appeal fail to respond within 30 working days from the date of transmittal of the appeal, the Director shall automatically forward a copy of the appeal to the Zoning Board of Appeals, or Board of Commissioners, as appropriate, for final action in their normal course of business. This requirement shall not prohibit an applicant from filing an appeal to the Zoning Board of Appeals at any time.
- G. When the Director has determined that the Development Plans and related documents are in compliance with all applicable County regulations and zoning requirements, and a *Metropolitan River Protection Act* Certificate, if applicable, has been issued and approval has been received from all affected County departments, the Director or designee shall sign and date a CERTIFICATE OF DEVELOPMENT PLANS APPROVAL stamped on a reproducible copy of the plans. The approved Development Plans shall be transmitted to the applicant and retained by the Department for its records.
- H. Interdepartmental Review and Approval. The Department shall not issue a permit for any development activities until the plans, plats, or construction drawings, as applicable, have been approved by such other departments or agencies as may have authority or jurisdiction over said activities in whole or in part.
- I. Following the above approval by all affected County departments, a development permit shall be issued at the developer's request to begin construction activities based on the approved development plans.

#### **Section 320-30. Application and Review Process for Development Permits without Subdivision.**

##### **320-30.1 Plan Review and Approval Procedures.**

- A. An application for Development without Subdivision shall be submitted to the Department, as prescribed by the Director. The application shall include the Development Plans, construction drawings, and related documents as appropriate to the project. All construction drawings and other engineering data shall be prepared and sealed by an authorized registered professional currently registered in the State of Georgia, in accordance with the provisions of Georgia Law.
- B. The Director may indicate on a review copy of the drawings, in a written memorandum, or electronically all comments related to compliance of the Development Plans with this UDO, principles of good design, conditions of zoning approval, and the regulations of other County departments and State agencies as appropriate. The Director shall have final staff authority to determine the applicability of any and all comments under this UDO or conditions of zoning approval.
- C. The developer shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the noted and written comments of the Director.
- D. Deeds to lands dedicated to Gwinnett County in fee simple, shall be recorded. Copies of recorded deeds shall be submitted to the Department.

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- E. Should an applicant disagree with the findings or final review comments of the Director or of any other County department, concluding that factual or interpretive errors have been made, the following appeal procedure shall be followed to resolve the issues:
  - 1. Submit to the Department of Planning and Development a written statement clearly defining the nature of the disagreement, the specific reference to the Sections of the regulations at issue, and the applicant's own opinion.
  - 2. Should the Department under appeal fail to respond within 30 working days from the date of transmittal of the appeal, the Director shall automatically forward a copy of the appeal to the Zoning Board of Appeals, or Board of Commissioners, as appropriate, for final action in their normal course of business. This requirement shall not prohibit an applicant from filing an appeal to the Zoning Board of Appeals at any time.
- F. When the Director has determined that the Development Plans and related documents are in compliance with all applicable County regulations and zoning requirements, and a *Metropolitan River Protection Act* Certificate, if applicable, has been issued and approval has been received from all affected County departments, the Director or designee shall sign and date a CERTIFICATE OF DEVELOPMENT PLANS APPROVAL stamped on a reproducible copy of the plan. The approved Development Plans shall be transmitted to the applicant and retained by the Department for its records.
- G. Interdepartmental Review and Approval. The Department shall not issue a permit for any development activities until the plans or construction drawings, as applicable, have been approved by such other departments or agencies as may have authority or jurisdiction over said activities in whole or in part.
- H. Following the above approval by all affected County departments, a development permit shall be issued at the developer's request to begin construction activities based on the approved development plans.



## Chapter 330. Development Plan Guidelines

### Section 330-10. Development Plans without Subdivision.

**330-10.1 Conformance with Zoning Resolution.** Development Plans shall conform to all conditions of zoning as indicated on any applicable zoning resolutions pertaining to the property.

**330-10.2 Scale.** Development Plans and other applicable plans shall be clearly and legibly drawn at an engineering scale convenient to illustrate the details of the project. Sheet size shall not exceed 42 inches by 36 inches. Plan and Profile sheets, if any, shall have a horizontal scale of no less than 100 feet to 1 inch and a vertical scale of no less than 10 feet to 1 inch.

**330-10.3 Project Boundary Data.**

- A. Development Plans shall be based on the boundaries of a lot as recorded on a Final Subdivision Plat or on a certified boundary survey delineating the entirety of the property contained within the project and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in to 10,000 feet and shall meet all requirements of Georgia Law regarding the recording of maps and plats.
- B. Each Development Plan shall be drawn on, accompanied by, or referenced to a boundary survey which shall at least meet the requirements of Subsection 320-10.3A, above.

**330-10.4 List of what is required to be shown.** Development Plans shall contain the following (on one or more sheets):

- A. Proposed name of development. If the project is located within a subdivision, the name of the subdivision, lot, and block number must also be shown.
- B. Name, address, email address, and telephone number of the owner of record, and of the developer (if not the owner).
- C. Name, address, email address, and telephone number of each professional firm associated with the Development Plans (engineer, landscape architect, etc.).
- D. Date of survey, north point, and graphic scale, source of datum, date of plan drawing, and space for revision dates.
- E. Proposed use of the site, including gross square footage for each different use type or building.
- F. Location, District, Land Lot(s) and Parcel(s) acreage or area in square feet, and density (if applicable).
- G. Location sketch locating the development in relation to the surrounding area with regard to well-known landmarks such as major thoroughfares or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
- H. Size and location of all buildings, building setback lines, minimum yard lines, and distances between buildings and from buildings to property lines; location of outdoor storage areas; parking and loading areas, driveways, curb cuts and designated fire lanes. Each building shall be identified with a number or letter.
- I. Boundary lines of the perimeter of the tract indicated by a heavy line giving lengths to the nearest one-hundredth of a foot and bearings to the nearest second. Bearing and distance to designated tie point.
- J. Directional flow arrows for street and lot drainage and minimum floor elevations for all structures.

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- K. Contour lines based on sea level datum. These shall be drawn at intervals of not more than two feet and shall include the entire site and all abutting public streets. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic contour shown shall be specified and dated.
- L. Natural features within the proposed development, including drainage channels, bodies of water, and other known significant features such as extensive exposed rock. On all water courses the direction of flow shall be indicated. The 100-year floodplain shall be outlined, and the source of the depicted floodplain information shall be indicated. The acreage or area in square feet within the floodplain shall be indicated.
- M. Man-made and cultural features existing within and adjacent to the proposed development including existing right-of-way measured from centerline, pavement widths, and names of jurisdiction lines; existing structures on the site and their disposition, Chattahoochee River Corridor information and Chattahoochee River Tributary Protection Areas (if applicable), and other significant information. Location and dimensions of existing bridges; water, sewer, and other existing utility lines and structures; culverts and other existing features shall be indicated.
- N. Street names, roadway and right-of-way lines and widths and sites reserved through covenants, easement, dedication or otherwise for public uses.
- O. Identify unit number, division, or stage of development, if any, as proposed by the developer.
- P. Show all adjoining property owners, subdivision names, lot numbers, lot lines and block letters, and zoning.
- Q. Show the location and number of parking spaces according to the size of the building on the plans. Show factors used in determining number of spaces as required in this UDO. Parking spaces for persons with disabilities shall be shown as required by the Official Code of Georgia and any other applicable state laws.
- R. Show the zoning district, rezoning and special use permit case number(s), date of approval, and conditions. Show Modification, Waiver, or Variance case number(s), date of approval, and conditions. .
- S. If buffers, other landscaping or screening treatments, or vegetation and landscaping stormwater BMP's are required, show the location, size, and type (natural or planted) on the plans conforming to the Tree Preservation/Replacement Plan or Buffer and Landscape Plan, as applicable.
- T. Location, height, and size of all freestanding signs to be erected on the site, and indication whether lighted or unlighted.
- U. Location of all known existing landfills and proposed on-site bury pits (State EPD Permit, and Gwinnett County Special Use Permit or other approval may be required).
- V. Such additional information as may be reasonably required to permit an adequate evaluation of the project.
- W. Certificate of Development Plans Approval.

Each Site Plan shall carry the following certificate printed or stamped thereon:

All requirements of the Gwinnett County Unified Development Ordinance (UDO) relative to the preparation and submission of a development plans having been fulfilled, and said application and all supporting plans and data having been reviewed for code compliance by all affected County Departments as required under their respective and applicable regulations, approval of this development plan is hereby granted and all other development plans associated with this project shall be subject to all further provisions of said UDO.

## Title 3: Development and Permitting

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date

Department of Planning and Development

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

### Section 330-20. Development Plans with Subdivision.

**330-20.1 Conformance with Zoning Resolution** Development Plans shall conform to all conditions of zoning as required by any applicable zoning resolutions pertaining to the property.

**330-20.2 Scale.** Development Plans shall be clearly and legibly drawn at a scale of not less than 100 feet to 1 inch. Sheet size shall not exceed 48 inches by 36 inches. Plan and Profile sheets shall have a horizontal scale of no less than 100 feet to 1 inch and a vertical scale of no less than 10 feet to 1 inch.

#### **330-20.3 Certified Boundary Survey.**

- A. Development Plans shall be based on a Certified Boundary Survey delineating the entirety of the property contained within the Subdivision and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in 10,000 feet and shall meet all requirements of Georgia Law regarding the recording of maps and plats.
- B. Development Plans shall be drawn on, accompanied by, or referenced to a Certified Boundary Survey which shall at least meet the requirements as described above.

#### **330-20.4 List of what is required to be shown.** Development Plans shall contain the following:

- A. Proposed name of subdivision.
- B. Name, address, email address, and telephone number of the owner of record, and of the subdivider (if not the owner).
- C. Name, address, email address and telephone number of each professional firm associated with the Development Plans (engineer, surveyor, landscape architect, etc.).
- D. Date of survey, north point, and graphic scale, source of vertical datum, date of plat drawing, and space for revision dates.
- E. Proposed use of the site, such as single-family detached residences, duplexes, townhouses, office park, industrial subdivision, etc. For residential, indicate total number of dwelling units within plat.
- F. Location, District, Land Lot(s) and Parcel(s), acreage, and density (if applicable).
- G. Location sketch locating the subdivision in relation to the surrounding area with regard to well-known landmarks such as major thoroughfares or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
- H. Name of former subdivision, if any or all of the land in the Development Plans has been previously subdivided, showing boundaries of same.
- I. Boundary lines of the perimeter of the tract indicated by a heavy line giving lengths in feet and hundredths of a foot, and bearings in degrees, minutes, and seconds. Bearing and distance to designated tie point.
- J. Directional flow arrows for street drainage and individual lot drainage as well as minimum floor elevations for each lot. Each lot to be labeled as slab, basement, or slab/basement.

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- K. Contour lines based on sea level datum. These shall be drawn at intervals of not more than 2 feet. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic contour shown shall be specified and dated.
- L. Natural features within the proposed subdivision, including drainage channels, bodies of water, and other known significant features such as extensive exposed rock. On all water courses the direction of flow shall be indicated. The 100-year floodplain shall be outlined, and the source of the depicted floodplain information shall be indicated. For those lots containing floodplain, a Floodplain Lot Chart shall be provided showing the area (in square feet) of each lot lying inside and outside of the floodplain as though the land-disturbing activity were completed.
- M. Man-made and cultural features existing within and adjacent to the proposed subdivision including existing right-of-way measured from centerline, pavements widths, and names of existing and platted streets; all easements, city, and County jurisdiction lines; existing structures on the site and their disposition, Chattahoochee River Corridor information and limits of Chattahoochee River Tributary protection Area (if applicable), and other significant information. Location and dimensions of existing bridges; water, sewer, and other existing utility lines and structures; culverts and other existing features shall be indicated.
- N. Proposed layout including lot lines, lot numbers, and block letters; proposed street names, roadway, and right-of-way lines; and, sites reserved through covenants, easement, dedication, or otherwise for public uses. Lots shall be numbered in numerical order and blocks lettered alphabetically.
- O. The minimum building setback line from all streets. Streets shall be dimensioned to show right-of-way and roadway widths, central angles, intersection radii, and cul-de-sac roadway and right-of-way radii. Centerline curve data shall be provided for all roadway curves [radius, length, amount of super elevation (if any), point of curvature (P.C.), point of tangency (P.T.), etc.] if not shown separately on construction drawings.
- P. Identify unit number, division, or stage of development, if any, as proposed by the subdivider.
- Q. Existing zoning of the property. Rezoning, modification, waiver and variance case numbers, dates of approval and conditions (as applicable). Note minimum lot size and minimum building setback requirements, and other applicable zoning requirements. Show and dimension any required buffers, landscape strips, no-access easements, etc.
- R. All adjoining property owners, subdivision names, lot numbers and lot lines, block letters, and zoning.
- S. Location of all known existing or previously existing landfills.
- T. Proposed recreation area, common area, conservation space, if any, the area of each site and percent of site within the 100-year floodplain, proposed disposition of the site (public ownership, homeowners association, etc.). If these areas are required, provide calculation of the required and provided areas.
- U. Such additional information as may be reasonably required to permit an adequate evaluation of the subdivision.
- V. Certificate of Development Plans approval.

Development Plans shall carry the following certificate printed or stamped thereon:

All requirements of the Gwinnett County Unified Development Ordinance (UDO) relative to the preparation and submission of development plans having been fulfilled, and said application and all supporting plans and data having been reviewed for code compliance by all affected County Departments as required under their respective and applicable regulations, approval of these development plans is hereby granted, on this development plan and all other development plans associated with this subdivision, shall be subject to all further provisions of said UDO.

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\_\_\_\_\_  
Director

\_\_\_\_\_  
Date

Department of Planning and Development

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

NOTE: The boundaries of proposed lots shown on these plans have not been surveyed. These plans are not for recording.

### **Section 330-30. Other Plans to Accompany Development Plans without Subdivision .**

**330-30.1** Development Plans shall be accompanied by other plans showing the following information when same is not shown on, or evident from the Development Plans. The various plans may be combined where appropriate, and clarity can be maintained.

- A. Erosion, Sedimentation and Pollution Control Plan prepared in accordance with the requirements of this UDO. Erosion control measures may be shown on the Grading Plan, if allowed by the Department.
- B. Grading plan, prepared in accordance with the requirements of this UDO.
- C. Stormwater drainage construction data prepared in accordance with the requirements of this UDO and the Gwinnett County Storm Sewer Pipe Standards, including but not limited to:
  - 1. Location and size of all proposed drainage improvements, and all proposed drainage easements to be located outside street right-of-way lines.
  - 2. Profiles of all storm drainage pipes and slope of receiving channels. Hydraulic grade line is to be shown on all pipes (except roof drains) for the required design flow. On storm drainage profiles a pipe chart will be shown which will include: pipe numbers, pipe size, pipe material, pipe slope, pipe length, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity. On all pipes, the hydraulic grade line shall be shown.
  - 3. Profiles of all open channels and ditches including the design flow, normal depth, and velocity. On storm drainage profiles an open channel chart will be shown which will include: open channel numbers, conveyance size, lining material, length, channel slope, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity for the required design flow.
  - 4. Acreage of drainage areas and Hydrological study used in determining size of structures, including map of all contributing drainage basins and acreages.
- D. Sewage disposal plans prepared in accordance with the requirements of the current Water Main and Sanitary Sewer Design and Construction Standards and Specifications, including but not limited to:
  - 1. Sanitary Sewer Plans, including the profiles and other information as may be required by the Department of Planning and Development.
  - 2. For projects proposed to be served by on-site sewage disposal systems, location, and extent of septic tank, drain field and attendant structures, and other information required by the Environmental Health Section.
- E. Street widening and construction data prepared in accordance with the requirements of this UDO, including but not limited to:
  - 1. Centerline profiles and typical roadway sections of all proposed streets, as well as plans and profiles for all proposed major thoroughfares. Profiles (and plans, where required) shall be drawn on standard plan and profile sheet with plan section showing street layout, pavement and right-

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of-way width, curvature, and required drainage facilities. Typical roadway sections shall be provided for street widenings.

2. Profiles covering roadways that are extensions of existing roadways shall include elevations at 50-foot intervals for such distance as may be adequate to provide continuity consistent with the standards required by this UDO for street improvements, but no less than 200 feet.
  3. All elevations shall be coordinated and sited into U.S. Coast and Geodetic Survey or Department of Transportation benchmarks where feasible or into reference monuments established by the Federal Emergency Management Agency.
- F. Utility Plans.
- G. Specimen Tree Survey.
- H. Specimen Tree Concept Plan, if applicable.
- I. Tree Preservation and/or Replacement Plan prepared in accordance with this UDO.
- J. Buffer and Landscape Plan. If any such areas exist within the site, the plan shall be prepared in accordance with the specifications and requirements contained within this UDO.
- K. Floodplain Management Plans if any floodplain areas are located on the property. Such data as is required by this UDO shall be submitted.
- L. Water System Plans prepared in accordance with the requirements of the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, including but not limited to:
1. Water Main Extension plans, if any, are to be designed in accordance with the current Water Main Specifications.
  2. Private Water System Plans, if any, indicating proposed devices, water main size and location, with fire hydrants, on the site. The distance and direction to all other fire hydrants within 500 feet of the site or buildings along existing streets or other access drives shall also be indicated.
- M. Street striping plan, showing striping in accordance with the Manual on Uniform Traffic Control Devices, for any street newly constructed to four or more lanes, and all newly constructed or widened major thoroughfares.

### Section 330-40. Other Plans to Accompany Development Plans with Subdivision

**330-40.1** Development Plans shall be accompanied by other plans showing the following information when same is not shown on, or evident from the Development Plans. The various plans may be combined where appropriate, and clarity can be maintained.

- A. Preliminary Plat prepared in accordance with this UDO.
- B. Erosion, Sedimentation and Pollution Control Plan prepared in accordance with the requirements of this UDO.
- C. Grading Plan prepared in accordance with the requirements of this UDO if grading is proposed beyond the street right-of-way.
- D. Stormwater drainage construction data prepared in accordance with the requirements of this UDO and the Gwinnett County Stormwater Management Manual, including but not limited to:
1. Location and size of all proposed drainage structures, including stormwater management facilities, catch basins, grates, headwalls, pipes, and any extensions thereof, energy dissipators, improved channels, and all proposed drainage easements to be located outside street right-of-way lines.

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2. Profiles of all storm drainage pipes and slope of receiving channels. Hydraulic grade line is to be shown on all pipes (except roof drains) for the required design flow. On storm drainage profiles a pipe chart will be shown which will include pipe numbers, pipe size, pipe material, pipe slope, pipe length, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity. On all pipes, the hydraulic grade line shall be shown.
  3. Profiles of all open channels and ditches including the design flow, normal depth, and velocity. On storm drainage profiles an open channel chart will be shown which will include: open channel numbers, conveyance size, lining material, length, channel slope, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity for the required design flow.
  4. Hydrological study used in determining size of structures, including map of all contributing drainage basins and acreage.
- E. Sewage disposal plans prepared in accordance with the requirements of the current Water Main and Sanitary Sewer Design and Construction Standards and Specifications, including but not limited to:
1. Sanitary Sewer Plans, including the profiles and other information as may be required by the Department of Water Resources.
  2. For projects proposed to be served by on-site sewage disposal systems, location, and extent of septic tank, drain field and attendant structures, and other information required by the Environmental Health Section.
- F. Construction data for new streets and street widenings, including:
1. Centerline profiles and typical roadway sections of all proposed streets, as well as plans and profiles for all proposed major thoroughfares. Typical roadway sections shall be provided for street widenings.
  2. Profiles covering roadways that are extensions of existing roadways shall include elevations at 50-foot intervals for such distance as may be adequate to provide continuity consistent with the standards required by Chapter 900 for street improvements, but no less than 200 feet.
  3. All elevations shall be coordinated and tied into U.S. Coast and Geodetic Survey or Department of Transportation benchmarks where feasible, or into reference monuments established by the Federal Emergency Management Agency.
  4. Stub streets shall be profiled at least 200 feet onto adjoining property (no tree cutting).
- G. Utility Plans
- H. Specimen Tree Survey.
- I. Specimen Tree Concept Plan, if applicable.
- J. Tree Preservation and/or Replacement Plan prepared in accordance with this UDO.
- K. Buffer and Landscape Plan. If any such areas exist within the subdivision, the plan shall be prepared in accordance with the specifications under this Chapter, and the requirements.
- L. Floodplain Management Plans. If any floodplain areas are located on the property, such data as is required by this UDO shall be submitted.
- M. Water System Plans prepared in accordance with the requirements of the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, including but not limited to:

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1. Water Main Extension plans, if any, are to be designed in accordance with the current Water Main Specifications.
2. Private Water System Plans, if any, indicating proposed devices, water main size and location, with fire hydrants, on the site. The distance and direction to all other fire hydrants within 500 feet of the site or buildings along existing streets or other access drives shall also be indicated.
- N. Street striping plan, showing striping in accordance with the Manual on Uniform Traffic Control Devices, for any street newly constructed to four or more lanes, and all newly constructed or widened major thoroughfares.

### Section 330-50. Preliminary Plat.

#### 330-50.1

- A. *Plat Specifications Size.* The Preliminary Plat for a subdivision development shall be clearly and legibly drawn at a scale of not less than 100 feet to 1 inch. Sheet size shall not exceed 48 inches by 36 inches, provided, however, a scale of 200 feet to 1 inch may be used to avoid sheets in excess of 48 inches by 36 inches. The Director may approve other scales and sheet sizes as deemed appropriate. B. *List of what is required to be shown.* The Preliminary Plat shall contain the following:
  1. Total acreage.
  2. Proposed total number of lots and minimum lot size.
  3. Size and location of adjoining existing streets or access drives and proposed rights-of-way, roadways, access drives, and adjoining sidewalks.
  4. Topography with contour intervals no greater than 10 feet.
  5. Proposed method of sewage disposal (expressed as a note).
  6. Boundary lines of the overall property showing bearings and distances along all lines and the bearings and distance to an existing street intersection or other recognized permanent landmark. The source of said boundary information shall be indicated.
  7. All contiguous property under the ownership or control of the developer, except those lands of a dissimilar zoning category specifically approved to be excluded by the Department. Areas not planned at the time of the submittal shall be shown as "Future Development".
  8. Authorization statement on the Preliminary Plat to read as follows:

I hereby submit this Preliminary Plat as authorized agent/owner of all property shown thereon and certify that all contiguous property under my ownership or control is included within the boundaries of this Preliminary Plat, as required by the Unified Development Ordinance.

_____ Signature of Authorized Agent/Owner	_____ Date
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  9. Location sketch (vicinity map).
  10. Location and size (in acres) of lakes, ponds, wetlands and floodplains and the source of the information.
  11. Required recreation areas and other public areas to be dedicated to the public or held in common ownership by a homeowner association or other similar entity.
  12. Existing zoning of the property and adjoining properties.
  13. Land lot and district.



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14. Subdivider's name, local and permanent (if different) address, email address, and phone number.
15. Name, address, email address, and phone number of company or person who prepared plan.
16. Boundaries of the Chattahoochee River Corridor and Chattahoochee River Tributary Protection Areas, if applicable to the property.
17. General development data, such as minimum lot size, floor area, and all relevant conditions of zoning.
18. Location of public utilities.

### Section 330-60. Erosion, Sedimentation and Pollution Control Plan

#### 330-60.1 Plan Requirements

- A. *Plans shall meet minimum requirements.* Plans shall be prepared to meet the minimum requirements as contained in Section 400-30.2 and Section 400-30.3 of this UDO or through the use of more stringent, alternative design criteria which conform to sound conservation and engineering practices. In addition, plans shall also comply with the data requirements of Chapter 320 of this UDO. Conformance with the minimum requirements may be attained through the use of design criteria in the current issue of the "Manual for Erosion and Sediment Control in Georgia", published by the Georgia Soil and Water Conservation Commission as a guide; or through the use of alternate design criteria which conform to sound conservation and engineering practices. The "Manual for Erosion and Sediment Control in Georgia" is hereby incorporated by reference into this UDO. The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment control and stormwater management facilities, local ordinances or regulations and state laws.
- B. *Data required for plan.* Data shall include all information required from the appropriate Erosion, Sedimentation, and Pollution Control Plan review checklist established by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted. The following data shall be required to be provided on all plans:
  1. Narrative or notes required by this Chapter shall be located on the plan in general notes or in erosion and sediment control notes.
  2. Description of existing land use at the project site and description of the proposed project.
  3. Name, address, email address, and phone number of the property owner.
  4. Name and phone number of the 24-hour local contact person who is responsible for erosion and sedimentation controls.
  5. Size of the project, or the phase under construction, in acres.
  6. Activity schedule, including initial installation and final removal of all best management practices, shall indicate the anticipated start and completion dates for the project.
  7. The following statement in bold letters shall be printed on the plan: "The Installation of Erosion and Sedimentation Control Measures And Practices Shall Occur Prior To Or Concurrent With Land-Disturbing Activities ONLY AFTER THE REQUIRED PRE-CONSTRUCTION SITE MEETING WITH DEVELOPMENT INSPECTORS."
  8. Stormwater and sedimentation management systems, storage capacity, hydrologic study, and calculations, including off-site drainage areas. Vegetative plan for all temporary and permanent

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vegetative practices, including species, planting dates, and seeding, fertilizer, lime, and mulching rates. The vegetation plan shall show options for year-round seeding.

9. Detail drawings for all structural practices. Specifications shall follow the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
  10. Maintenance statement shall be printed on the plan as follows: *"Erosion and sedimentation control measures shall be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."*
- C. *Additional plan preparation and data requirements.* Maps, drawings, and supportive computations shall bear the signature and seal of the certified design professional. Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land-disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the Georgia Soil and Water Conservation Commission and in consultation with the Environmental Protection Division (EPD) of the Department of Natural Resources and the stakeholder advisory board created pursuant to O.C.G.A. § 12-7-20. The certified plans shall contain the following:
1. Graphic scale and north point or arrow indicating magnetic north.
  2. Vicinity map indicating the location of the project and existing streets.
  3. Boundary line survey information.
  4. Delineation of disturbed areas within the project boundary.
  5. Existing and planned contours, with contour lines drawn with an interval in accordance with the following table:

Map Scale	Ground Slope	Contour Level
One (1) inch = 100 feet; or larger scale	Flat: 0 — 2%	0.5 or 1
	Rolling: 2 — 8%	1 or 2
	Steep: 8% +	2, 5 or 10

6. Adjacent areas and features such as streams, lakes, residential areas, etc., which might be affected shall be indicated on the plan.
  7. Proposed structures or additions to existing structures and paved areas.
  8. Delineate the 25-foot horizontal buffer adjacent to state waters and the specified width of buffers in areas required by the *Metropolitan River Protection Act*.
  9. Delineate the specified horizontal buffer along designated trout streams, where applicable.
  10. Location of the erosion and sedimentation control measures and practices, using the uniform coding symbols from the "Manual for Erosion and Sediment Control in Georgia," Chapter 6.
- D. Property owner responsibility for maintenance. Maintenance of all soil erosion and sedimentation control measures and practices, whether temporary or permanent, shall be at all times the responsibility of the property owner. Section 330-70. Grading Plan.

**330-70.1 Compliance with contour line and grade required.** Grading shall be done in accordance with the contour lines and grades shown on the approved Grading Plan.

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**330-70.2 Contour interval of 2 feet required.** Grading plans shall show existing and proposed contour lines at an interval of no more than 2 feet. Grading plans shall outline the areas that are required to remain undisturbed (i.e., Tree Protection Areas, buffer, etc.) and shall indicate protective fencing or staking to be placed surrounding such areas.

**330-70.3 Consistent with Metropolitan River Protection Act.** If the property is within the jurisdiction of the *Metropolitan River Protection Act*, the grading shall be consistent with the Chattahoochee River Corridor Certificate approved for the project.

**330-70.4** Embankment layering shall be consistent with the Gwinnett Stormwater Management Manual.

**330-70.5 Maximum Slopes.**

- A. The maximum slopes for cut or fill shall be 2:1 (two feet of horizontal run for each foot of rise or fall), except for the following:
  - 1) for earthen dam embankments
  - 2) for rock cuts
  - 3) where certified by a professional engineer
  - 4) as discussed below.
- B. Earthen embankments shall be 3:1 maximum unless a modification application is approved. The intent of the earthen dam embankment slope regulation is to provide for public safety, soil stability, and dam maintenance considerations. The depth of cut referred to herein shall be the maximum cut or fill that shall be allowed to occur in any one section of cut or fill. The slope of cut or fill shall be uniform throughout for each section of cut or fill unless benching is approved by the County.
- C. Maximum slopes shall otherwise be consistent with the Gwinnett County Stormwater Management Manual.

**330-70.6** Special conditions for soil with low shearing resistance and cohesion shall be required as specified in the Gwinnett County Stormwater Management Manual.

**330-70.7** Grading plan for building pad locations for residential subdivisions.

- A. A grading plan showing building pad locations shall be submitted for residential subdivisions zoned for a lot size of less than 12,000 square feet or a density of 4 units per acre or more unless a modification application is approved.
- B. Lot must be graded to ensure adequate lot-to-lot drainage. Granting a modification will not nullify the intent of this UDO when the layout has a minimum lot area of 14,520 square feet and a minimum lot width of 90 feet. The grading plan may be used as a construction document prior to approval of the Final Plat or as a guidance document for individual lot grading after approval of the Final Plat.
- C. The grading plan must include the minimum floor elevations, drainage flow arrows and a designation of slab, basement, or slab/basement for each lot.

**330-70.8** Grading for roads and improved ditches shall be shown.

### Section 330-80. Utility Plan.

All utility construction plans within County right-of-way shall be reviewed and approved by the Department before construction begins. Street cuts shall not be allowed unless deemed absolutely necessary due to the presence of rock, the need to tap into an existing line beneath the road surface, or other circumstances which makes boring impossible or infeasible.

### Section 330-90. Specimen Tree Survey and Specimen Tree Concept Plan.

**330-90.1 Specimen Tree Survey.** The specimen tree survey shall be to scale and prepared, certified, or sealed by a certified arborist, registered forester, or authorized registered professional.

- A. The Specimen Tree Survey P shall be prepared on a closed boundary survey of the property and at minimum the following items shall be shown:
  - 1. Parcel identification number(s).
  - 2. Project name.
  - 3. Property owner's name and contact information.
  - 4. Developer's name, company name, address, phone, and email address.
  - 5. Designer's name, company name, address, phone, and email address.
  - 6. Specimen trees located and labeled with tree identification number, diameter, genus and/or common name.
  - 7. Specimen tree stands located and labeled with their tree identification number, diameter, genus and/or common name.
  - 8. Existing structures and their location.
  - 9. Abandoned and existing wells and their location.
  - 10. Any notes required by this UDO.
- B. In chart format, provide specimen tree identification number, genus or common name, size (dbh); and condition description. as listed in Section 630-70.3.A.2).

**330-90.2 Specimen Tree Concept Plan.** If specimen trees are identified, a Specimen Tree Concept Plan shall be prepared by a qualified professional and submitted with development plans.

- A. The Specimen Tree Concept Plan shall be prepared on a closed boundary survey of the property. In addition to items listed in Section 330-20.1., the following shall be shown:
  - 1. Dripline or critical root zone of each specimen tree (whichever is greater) and tree save areas.
  - 2. Building footprint.
  - 3. Driveways.
  - 4. Parking Lot(s).
  - 5. Utility lines and easements (both existing and proposed).
  - 6. Limits of disturbance.
  - 7. Proposed stormwater management areas.
  - 8. Existing and proposed topography.
- B. Provide the percentage of disturbance for each specimen tree when critical root zone is partially disturbed.
- C. In chart format, provide information that states if a tree is to be removed or preserved/protected; state the tree density unit credit for each specimen tree; and provide a column for assigned recompense in the event the tree is removed or the critical root zone disturbance is greater than 30 percent.

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- D. Trails and Greenways. In the case of trails and greenways that are not located on public access easements or public or private utility easements show the proposed trail or greenway, show the trail or greenway limits of clearing and a 25-foot corridor on either side of the trail or greenway limits of clearing with any specimen tree identified within that trail or greenway corridor.
- E. For Limited Land Disturbance Permits, a tree survey is required for the area within the land disturbance and 50 feet beyond the limits of the disturbance line.

### **Section 330-100. Limited Land Disturbance Plan for Tree Removal.**

#### **330-100.1** List of plan requirements for Limited Land Disturbance:

- A. Tree Thinning, Timber Harvesting, or Removal of Trees for Disease or Insect Infestation shall meet plan requirements as described in this UDO and shall contain the following information:
  - 1. Owners name, address, email address, and telephone number;
  - 2. Consultant's name, address, email address and telephone number;
  - 3. Contractor's name, address, email address, and telephone number;
  - 4. Twenty-Four (24) Hour Emergency Contact;
  - 5. Location/ Vicinity Map;
  - 6. District, Land Lot(s), Parcel number(s);
  - 7. Scale;
  - 8. North Arrow;
  - 9. Closed property boundary showing bearings and distances of all property lines;
  - 10. Zoning;
  - 11. Zoning case numbers, approval date, and all conditions;
  - 12. Zoning of adjacent parcels;
  - 13. Total acreage of property;
  - 14. Total acreage of disturbed area;
  - 15. Tree protection areas;
  - 16. Tree protection fence;
  - 17. Silt fence;
  - 18. Street Name(s);
  - 19. Location of:
    - a. Streams;
    - b. Stream Buffers (State Waters)(Gwinnett County);
    - c. Impervious Surface Setback;
    - d. Topography;
    - e. 100-year floodplain;
    - f. Wetlands.

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20. Limits of land disturbance, and;
21. Approximate locations of:
  - a. Logging decks;
  - b. Haul roads;
  - c. Stream crossings;
  - d. Historical features such as cemeteries.

### **Section 330-110. Tree Preservation and/or Replacement Plan.**

**330-110.1** Tree Preservation and/or Replacement Plans shall be prepared and certified by an authorized registered professional, registered forester, or certified arborist in accordance with the specifications for such plans contained in this UDO.

**330-110.2** The Tree Preservation and/or Replacement Plan shall be shown on a site plan and included with the permit application for a Development Permit and shall be, drawn to the same scale as the other development plans in the set. Specific sections of the Tree Preservation and/or Replacement Plan may be shown at a larger scale for detail purposes provided the overall plan is at the same scale as the other development plans in the set. The Tree Preservation and/or Replacement Plan may be combined with the Buffer and Landscape Plan for the project provided it remains legible.

**330-110.3** The Tree Preservation and/or Replacement Plan shall provide sufficient information and detail to clearly demonstrate that all applicable requirements and standards of this UDO will be fully satisfied.

**330-110.4 The Tree Preservation and/or Replacement Plan shall, at a minimum, contain the following:**

- A. Project name, land district, land lot, parcel, north arrow, and scale.
- B. Developer's name, address, email address, and telephone number.
- C. The name, address, email address, and telephone number of the authorized registered professional, registered forester, or certified arborist.
- D. Delineation of overhead power lines and transmission lines.
- E. Delineation of all minimum yard areas, buffers, and landscape areas as required by this UDO or conditions of zoning, special use or variance approval.
- F. Total acreage of the site and total acreage exclusive of all zoning buffer areas.
- G. Delineation of all areas located within a 100-year flood plain.
- H. Existing trees to be retained in Tree Protection Areas:
  1. Trunk location and size (to the nearest inch in diameter at 4.5 feet above the ground), of individual trees proposed to remain for credit toward meeting the minimum Tree Density Standard on the property.
  2. Groups of three or more trees whose driplines combine into a single Tree Protection Area may be outlined as a group and their number, by diameter, shown in the Summary Table.
  3. If the number and size of all existing trees to remain on the site exceeds the required tree density standard for the entire site, only those trees required to meet the minimum Tree Density Standard must be shown.
  4. All Tree Protection Areas are to be outlined and labeled.

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- I. Tree Protection Measures:
  - 1. A detail or description of the protective tree fencing to be installed, and the location of such measures, which at a minimum shall follow the dripline of all trees to be retained along adjoining areas of clearing, grading, or other construction activity.
  - 2. Measures to be taken to avoid soil sedimentation intrusion into Tree Protection Areas, and the location of such devices.
  - 3. Proposed location of temporary construction activities such as equipment or worker parking, materials storage, burn holes, equipment washdown areas, and entrance pads.
  - 4. Proposed type and location of any tree save area signs or other pertinent signage.
- J. If replacement trees are proposed to be planted in order for the property to achieve the required Tree Density Standard, the replacement trees shall be shown and their spacing and caliper identified, to the extent needed to achieve the minimum requirements. Trees grouped together in tree planting areas may be listed on the Summary Table by total number in the grouping, by size.
- K. A Summary Table of the number of existing trees to remain by diameter to the nearest inch at 4.5 feet above the ground for preserved trees and for new trees to be planted by caliper at 6 inches above the ground for replaced trees, shall be shown along with calculations showing the tree density achieved for the site. Additional credits shall be noted where applicable.
- L. Tree Canopy Calculations. (See Chapter 630)
- M. The plan sheet which shows the grading plan, including existing and proposed contour lines, shall indicate the dripline location of all Tree Protection Areas through the use of shading on the plans. The exact location of each tree is not desired to be shown, only the limits of the Tree Protection Area and any other areas which are not to be disturbed.
- N. The location of all easements.

### Section 330-120. Buffer and Landscape Plan.

**330-120.1** A Buffer and Landscape Plan shall be prepared for any project wherein buffer areas or other landscaping areas, or treatment are required and when conditions of zoning, special use or variance approval, or other regulations of Gwinnett County require them, and shall be approved prior to issuance of a development permit. While the plan shall cover, at a minimum, the required buffer and landscape areas, it may be combined with the Tree Preservation and/or Replacement Plan into a general landscaping plan for the entire project at the developer's option provided it remains legible.

**330-120.2** The Buffer and Landscape Plan shall be shown on a site plan or boundary survey and included in the Development Plans and drawn to the same scale as the other development plans in the set or at a larger scale for detail purposes.

**330-120.3 The Buffer and Landscape Plan shall, at a minimum, contain the following:**

- A. Project name and land district, land lot, parcel acreage, north arrow, and scale.
- B. Developer's name, address, email address, and telephone number.
- C. The name, address, email address and telephone number of the authorized registered professional, registered forester, or certified arborist responsible for preparation of the plan.
- D. Boundary lines of each buffer or other landscape area, appropriately labeled.

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- E. Delineation of undisturbed buffer areas along the dripline of the trees or groups of trees contained therein, and any other areas wherein trees are proposed to be retained to meet County requirements. These areas shall be treated in accordance with Tree Protection Area requirements contained in this UDO and labeled as such.
- F. Protective barriers and signage as required by this UDO shall be shown as to location and detailed.
- G. Delineation of overhead power lines and overhead transmission lines.
- H. General location of all proposed trees, shrubs, vines, groundcovers, mulching, and other features proposed within the buffer/landscape area. The layout of the vegetation and landscaping required for the proposed stormwater management facilities as well as the plant names are to be shown.
- I. Within areas involving or adjacent to landform changes, existing and finish grade topographic lines at an interval of no more than 2 feet may be required.
- J. For new plant materials to be installed, a plant material list including but not limited to:
  - 1. Common and botanical names of all proposed plants.
  - 2. Plant quantities.
  - 3. Size and condition of plants. (Example: 2-inch caliper, 6 feet height, balled and burlapped).
  - 4. Spacing.
  - 5. Remarks as necessary to ensure proper plant selection upon installation. (Example: specimen, multi-trunked).
- K. The location of easements.

#### **Section 330-130. Floodplain Management Plan and Plat**

**330-130.1** An application for a development project with any Area of Special Flood Hazard or Area of Future-conditions Flood Hazard located on site shall include a floodplain management/flood damage plan. This plan shall include the following items:

- A. Site plan drawn to scale, which includes but is not limited to:
  - 1. Existing and proposed elevations of the area in question and the nature, location, and dimension of existing and/or proposed structures, earthen fill placement, amount and location of excavation material, and storage of materials or equipment;
  - 2. For all proposed structures, spot ground elevations at the building corners and 20-foot or smaller intervals along the foundation footprint, or one foot contour elevations throughout the building site;
  - 3. Proposed locations of water supply, sanitary sewer, and utilities;
  - 4. Proposed locations of drainage and stormwater management facilities;
  - 5. Proposed grading plan;
  - 6. Base flood elevations and future-conditions flood elevations;
  - 7. Boundaries of the base flood floodplain and future-conditions floodplain;
  - 8. Location of the floodway, if applicable; and
  - 9. Certification of the above by a licensed professional engineer or surveyor.
- B. Building and foundation design detail, including but not limited to:



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1. Design plans certified by a licensed professional engineer or architect for all proposed structure(s).
  2. Elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures;
  3. Certification that any proposed non-residential floodproofed structure meets the criteria in Chapter 700.
  4. For enclosures below the base flood elevation, location and total net area of flood openings as required in Chapter 700.
- C. Hard copies and digital files of computer models, copy of work maps, comparison of pre- and post-development conditions base flood elevations, future-conditions flood elevations, flood protection elevations, Special Flood Hazard Areas and regulatory floodways, flood profiles and all other computations and other information similar to that presented in the FIS;
- D. The approved floodplain management/flood damage prevention plan shall contain certification by the applicant that all development activities will be done according to the plan or previously approved revisions. Any and all development permits and/or use and occupancy certificates or permits may be revoked at any time if the construction and development activities are not in accordance with approved plans.
- E. All residential lots in a proposed subdivision shall have sufficient buildable area outside of the future conditions floodplain such that encroachments into the future-conditions floodplain for residential structures will not be required.
- F. All preliminary plats and site development plans will provide the elevations of proposed structures in accordance with this Chapter.
- G. All preliminary plats and site development plans shall be consistent with the need to minimize flood damage.
- H. All construction plans for land development shall show public utilities and facilities such as water, sanitary sewer, gas, and electrical systems located and constructed to minimize or eliminate infiltration of flood waters, and discharges from the systems into flood waters.
- I. All construction plans for land development include adequate drainage and stormwater management facilities per the requirements of Chapter 800 to reduce potential exposure to flood hazards.

### Section 330-140. Structure Location Plans.

#### 330-140 House Location Plan.

- A. *Size and description.* House Location Plans shall be drawn to scale and may be shown on a certified boundary survey of the lot or any other drawing showing the information required below. The Department may accept a House Location Plan drawn to the same scale as shown on the Final Plat where sufficient detail can be shown to support an adequate review and approval. The House Location Plan may be combined with a Residential Drainage Plan (RDP) if a RDP is required for the lot.
- B. *May be drawn by an individual.* It is not the intent of the Department that the House Location Plan be prepared by an authorized registered professional but may be done by the individual proposing the improvements on the lot. It is the intent, however, to receive a drawing with sufficient readability and accuracy to ensure that the proposed improvements will be constructed on the lot in conformance with the requirements of this UDO, or other regulations as applicable.

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- C. *List of what is to be shown.* House Location Plans shall show the following, as applicable:
1. Boundary lines of the lot, giving distances to the nearest one-tenth of a foot and bearing to the nearest minute.
  2. Location and names of all abutting streets or other rights-of-way.
  3. Minimum required front, side and rear building setback lines with dimensions, and notation of the existing zoning on the property.
  4. All easements, public water, sewer, or storm drainage facilities traversing or located on the property, septic tank, and septic tank drain field.
  5. Subdivision name, lot designation, land lot, district, and parcel number.
  6. North arrow and scale.
  7. Limit of the 100-year floodplain and any applicable buffers or special building setback lines.
  8. If the lot is located within the Chattahoochee River Corridor, the location of each area by vulnerability category and calculations of impervious surface and clearance by category, or other such data in accordance with the Certificate for the subdivision approved under the Metropolitan River Protection Act. Show also any buffer or setback required by the Metropolitan River Protection Act.
  9. All other applicable requirements of this UDO and conditions of zoning approval.
  10. Name, address, email address, and telephone number of the owner and the person who prepared the HLP.
- D. *Certificate of Occupancy.* If a lot is located in the Chattahoochee River Corridor, a Certificate of Occupancy shall not be issued for the structure or other improvements until conformance to the provisions or other requirements of the House Location Plan have been field verified by a survey prepared by a registered land surveyor and submitted to the Department.

### **330-140.2 Residential Drainage Plan (RDP).**

- A. *Certified boundary survey required.* Prior to issuance of a Building Permit, Residential Drainage Plans shall be drawn to scale on a certified boundary survey of the lot and prepared by an authorized registered professional and be approved by the Department of Planning and Development. The Residential Drainage Plan may be combined with a House Location Plan (HLP) if an HLP is required for the lot. The requirements contained herein shall also apply to lots which formerly required SPED (Site Plan - Engineering Division) approval.
- B. *A list of what is required to be shown.* Residential Drainage Plans shall show the following, as applicable:
1. Boundary lines of the lot, giving distances to the nearest one-tenth of a foot and bearings to the nearest minute.
  2. Location and names of all abutting streets or other rights-of-way.

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3. The outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures, and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines as required to locate the major improvements on the lot.
4. All easements, public water or sewer facilities traversing or located on the property, and septic tank drain field.
5. Subdivision name, lot designation, land lot, and district.
6. North arrow and scale.
7. Contour lines based on sea level datum. These shall be drawn at intervals of not more than two feet and shall be based on a field survey. Proposed grading of the lot shall be shown along with the finished floor elevation of the lowest habitable floor of the house.
8. Stormwater features, including swales, pipes, stormwater management facilities and other structures, all drainage easements (DE), and directions of flow.
9. Floodplain features, including the limits of the flood hazard area, 100-year flood high water elevation, origin of the floodplain data, and any proposed modifications to the floodplain limits.
10. Sedimentation and erosion control measures to be taken or placed on the lot during construction.
11. Names, address, email address, and telephone number of the owner and person who prepared the RDP.
12. Seal, registration number, and date of expiration of the authorized registered professional who prepared the drainage improvements or modifications shown on the RDP.

#### **330-140.3 Residential Drainage Study (RDS).**

- A. A Residential Drainage Study (RDS) shall be conducted by the developer's or builder's authorized registered professional prior to issuance of a Certificate of Occupancy on those lots so noted on the Final Plat. The requirements for a RDS contained herein shall also apply to lots that formerly required SSED (Site Study - Engineering Division) approval. The grading and construction of the lot shall be field verified by the developer's or builder's authorized registered professional as being in conformance with grading plans and stormwater management studies approved for the subdivision. A Certificate of Occupancy shall not be issued for the structure until a written certification has been received from the developer's or the builder's authorized registered professional stating that the provisions or improvements required by the Residential Drainage Plan or as a result of the Residential Drainage Study have been field verified.

**330-140.4 Certificate - Department approval.** If an RDP or RDS is required because a stream or floodplain is on or adjacent to the lot, the notation on the development plans and plat shall be "RDP" or "RDS" as appropriate.

#### **330-140.5 Swimming Pool Location Plan.**

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- A. A Swimming Pool Location Plan is required for residential lots in order to obtain a building permit for a swimming pool. Its purpose is to ensure that the rear yard location and accessory structure setback requirements are met and that easements are kept free of encroachments.
- B. Size and description. Swimming Pool Location Plans shall be drawn to scale and may be shown on a certified boundary survey of the lot or any other drawing showing the information required below. The Department may accept a Swimming Pool Location Plan drawn to the same scale as shown on the Final Plat where sufficient detail can be shown to support an adequate review and approval.
- C. May be drawn by an individual. It is not the intent of the Department that the Swimming Pool Location Plan be prepared by an authorized registered professional but may be done by the individual proposing the pool on the lot. It is the intent, however, to receive a drawing with sufficient readability and accuracy to ensure that the proposed improvements will be constructed on the lot in conformance with the requirements of this UDO, or other regulations as applicable.
- D. *List of what is required to be shown:*
  - 1. Boundary lines of the lot with distances.
  - 2. Location and names of all abutting streets or other street rights-of-way.
  - 3. Minimum required front building setback lines with dimensions.
  - 4. Minimum required 5-foot accessory structure setback from side and rear property lines.
  - 5. Self-closing and self-latching gate equipped with a locking device.
  - 6. Pump, equipment structures and decking.
  - 7. Septic tank and drain field (if applicable).
  - 8. Height, type, and location of required pool fencing.
  - 9. The approximate outline of all buildings, driveways, swimming pools, recreational courts, patios, accessory structures, and other improvements, existing or proposed, on the property, and dimensions of buildings and distances between all structures and the nearest property lines.
  - 10. Location and dimensions of any water, sewer, drainage or other easements, stormwater management facilities, septic tank, and septic tank drain field located on the lot.
  - 11. Subdivision name, lot, and block designation.
  - 12. North arrow and scale.
  - 13. The 100-year floodplain limits, any applicable stream buffers, or other special building setback lines.
  - 14. Names, address, email address, and telephone number of the owner and person who prepared the plan.
  - 15. Any other applicable requirements of this UDO or conditions of zoning approval.

## Chapter 340. Inspections

### Section 340-10. Initiation of Development Activities.

#### 340-10.1 Initial Activities Required.

- A. Following the issuance of any permit authorizing clearing, grubbing, grading or development of a site, a preconstruction conference shall be mandatory for all phases of construction and conducted before erosion and sediment control installation or any land disturbance takes place. Utility construction permits and retaining wall permits shall be issued prior to scheduling a pre-construction conference.
- B. The Department shall be contacted no less than 2 business days prior to scheduled start of construction to schedule the mandatory pre-construction conference. Attendees to include owner's representative, engineer, site work contractors, and utility contractors.
- C. Site development related activities prior to this required pre-construction conference shall be a violation of the permitted scope of work. A Notice of Violation and a Stop Work Order may be issued on site and all work must stop until the pre-construction conference has been completed and all work prior to the pre-construction conference inspected for compliance with the rules, appropriate standards, regulations, codes, and ordinances, then, if warranted corrections to illegal work completed before the work associated with the approved permit can proceed.

**340-10.2 Erosion and Sediment Control Measures.** Required preliminary erosion and sediment control measures must be installed in the field per the developer's authorized plans and inspected by the Department prior to actual grading or removal of vegetation. All erosion and sediment control measures shall be in place per State and County regulations as soon as or in conjunction with the commencement of activities and in continual coordination with the progress of the project and as per the authorized Erosion, Sedimentation and Pollution Control Plan.

- A. Preliminary erosion and sedimentation control measures must be installed and operational prior to major grading operations.
- B. Buffer areas required to be undisturbed per this UDO, conditions of zoning approval, per the *Metropolitan River Protection Act*, or any other applicable ordinance, or regulation shall be designated by approved protective tree fencing and shall be inspected by the Department prior to the commencement of any clearing, grubbing, grading, or development activities.

**340-10.3 Tree Protection Areas.** Prior to the initiation of land-disturbing activities and throughout the clearing, grubbing and grading process the following must be accomplished for a designated tree protection area in accordance with any approved Buffer and Landscape Plan or Tree Protection Plan for the property, as set forth in this UDO:

- A. For trees which are not to be disturbed or removed, required protective fencing, and tree protection area signage shall be established and maintained in place. These barriers must be maintained throughout the land disturbance process and shall not be removed until the final landscaping phase has begun.
- B. The tree protection areas shall not be encroached for any reason or be used for storage of earth and other materials resulting from or used during the development process.
- C. Construction site activities such as parking, materials storage, concrete washout, burning, etc., shall be arranged to prevent disturbance or damage within or to the tree protection areas.

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**340-10.4 Stabilization for Erosion Control.** If for any reason a lapse of 14 days occurs after initial land clearing, grubbing, and grading, or development activities have commenced, the developer and/or builder shall be responsible for reestablishing temporary vegetation cover of the site. If the lapse in construction activity extends beyond 30 days, permanent vegetative measures are required under the direction of the Department.

### Section 340-20. Development Inspections.

**340-20.1 Development Inspections.** The developer or contractor shall request all inspections at least 2 business days prior to commencement of any development or construction activity for each of the phases below as authorized by any permit for site work or development. Inspections shall be made by the Department and passed prior to authorization for continuation of further activity or proceeding into new phases. Newly installed underground infrastructure including but not limited to; stormwater pipes and water and sewer lines must be installed per design standards and inspected prior to cover up of any portion.

The following items refer to construction activities that require approval before the next phase of construction occurs:

- A. *Development of the site.* Clearing, grubbing, grading or development of the site or any portion included under the permit.
- B. *Grading.* Installation of slope and grade stakes, erosion controls and detention facilities.
- C. *Road Construction.* The grading of areas for placement of the new roadway(s) shall be staked by the proper responsible parties as per the authorized plan.
- D. *Installation of storm drainage pipe, detention, or other storm water facilities.* Installation of storm drainage pipe, detention, or other stormwater management facilities require a pre-construction conference before commencement.
- E. *Installation of sanitary sewer and appurtenances and/or water main extensions and appurtenances.* Notification shall be made by the authorized utility contractor after obtaining a utility construction permit from the Department of Planning and Development.
- F. *Curbing of roadways.* Inspection shall be requested before the forms have been set (if used). Roadway width will be spot checked by string line between curb stakes. The developer or representative must be present for all "string line" related field inspections.
- G. *Sub-base or subgrade of streets.* After compaction, the subgrade shall be string-lined for depth and crown. The subgrade shall pass a roll test with no defects, to the satisfaction of the Department.
- H. *Street base.* The base will be string-lined for depth and crown and shall pass a roll test with no movement to the satisfaction of the Department.
- I. *Paving.* A Department inspector shall be on site during the paving process to check consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be spot-checked, and evidence provided of quantity, thickness, and mix of installation.
- J. *Water Line.* Shall install curb and gutter prior to installing the water lines.

**340-20.2 Responsibility for Quality and Design.** The completion of inspections by Gwinnett County officials or employees and authorization for work continuation shall not transfer responsibility for the quality of the work performed or materials used from the contractor or developer, nor imply or transfer acceptance of responsibility for project design or engineering from the professional corporation or individual under whose hand or supervision the plans were prepared.

## Chapter 350. Development Design Standards

### Section 350-10. Incorporation of Standard Drawings.

**350-10.1 Department to Maintain Standard Drawings on File.** The Department shall maintain on file for consultation and distribution a set of Standard Drawings, which may be updated administratively from time to time, illustrating details of construction and design of streets, stormwater management facilities, site improvements and other elements related to the development of land in accordance with this UDO and under the jurisdiction of the Department.

**350-10.2 Standard Drawings to Illustrate Standards.** The Standard Drawings shall illustrate minimum acceptable standards for land development activities authorized under this UDO but shall not supersede more restrictive prudent design requirements or good engineering practices as applied to specific situations on a case-by-case basis.

**350-10.3 Standard Drawings Incorporated as Part of the Unified Development Ordinance.** The Standard Drawings shall be treated as though a part of this UDO for application to the minimum standards for design and construction of improvements required herein and subject to the modification and waiver provisions of this UDO.

### Section 350-20. Incorporation of the Gwinnett Countywide Trail Master Plan.

**350-20.1** All development shall be consistent with the guidelines and policies of the Gwinnett Countywide Trails Master Plan.

**350-20.2** The Gwinnett Countywide Trails Master Plan shall be treated as though a part of these regulations for application to the minimum standards for design, construction of improvements, and/or dedication of easements required herein and subject to the modification and waiver provisions of Section 340-40.

**350-20.3** Where conflicts exist between the Gwinnett Countywide Trails Master Plan and this UDO, the recommendations within the Master Plan shall prevail.

### Section 350-30. Design of Lots.

**350-30.1 Building Setback Conformity.** Building setback lines shall conform to the minimum setback requirements of Title 2 of this UDO except where a greater distance is required by the Gwinnett County Construction Code.

#### **350-30.2 Lots.**

- A. *Lots to conform to the Title 2 of this UDO.* Lots shall conform to requirements of this UDO. No lot shall be created that is of a lesser dimension than that required to meet the standards established in Title 2 of this UDO, unless a variance is granted. However, this provision shall not apply when a conforming lot is made non-conforming as a result of public acquisition.
- B. *Subdivisions shall be designed to minimize direct lot access to major thoroughfares.*
  - 1. Double frontage and reverse frontage lots shall be required for subdivisions along major thoroughfares where internal access can be provided. A no-access easement of at least ten feet in width, across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery. When located along a major thoroughfare, the no-access easement shall be planted and/or screened as required by Chapter 62080 of this UDO, when the backs of homes are oriented toward the street.

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2. No-access easement planting or other screening treatments which are required by the UDO, or as a condition of zoning, shall be installed by the developer at no cost to Gwinnett County.
- C. *Flag lots prohibited.* No plat shall be approved on which is shown a flag lot, as defined in this UDO.
- D. *Side Lot Lines.* Side lot lines generally should be at right angles (90 degrees) to straight street lines or radial to curved street lines as much as practical. Side lot lines should be radial to the radius points of all cul-de-sacs. Variations of more than 10 degrees shall require modification approval from the Department and shall be approved when appropriate to the reasonable design pattern of the subdivision and efficient use of the land relative to topographic conditions.
- E. The Department may require notation that a House Location Plan (HLP) is required to be approved prior to issuance of a Building Permit on certain lots when particular care in locating the house or other improvements will be necessary. Such lots include, but are not limited to:
  1. A lot which presents particular or unusual difficulties for a builder to meet minimum required building setbacks;
  2. A lot upon which is located an easement of unusual configuration;
  3. A lot containing floodplain;
  4. A lot upon which is located all or a part of a stormwater management facility;
  5. A lot upon which is located a buffer which was required by Title 2, and Title 3 of this UDO or as a condition of zoning approval;
  6. All duplex lots; and
  7. All lots within, or partially within, the Chattahoochee River Corridor, or containing a River Corridor Tributary Buffer Zone.
- F. The Department may require notation that a Residential Drainage Plan (RDP) is required to be approved prior to issuance of a Building Permit on certain lots where additional (site specific) engineering will be necessary to properly grade the lot or locate the building or other improvements. Such lots include, but are not limited to:
  1. A lot containing floodplain where fill or other encroachment into the floodplain is planned or reasonably expected;
  2. A lot containing severe topographic features intersecting the building site;
  3. A lot containing a drainage easement with a pipe discharge or other facilities, or flow characteristics which may adversely affect the location of a building or other site improvement.
- G. The Department may require notation that a Residential Drainage Study (RDS) is required to be approved prior to issuance of a Building Permit on certain lots where particular attention to site grading will be necessary, but formal engineering is not needed. Such an RDS is conducted in the field where the effect of the site grading must be accomplished with adequate care so as not to create a drainage problem on neighboring property.

### Section 350-40. Exceptions to Design of Lots.

**350-40.1 Signage and Landscape Features.** The creation of an unbuildable lot in a proposed subdivision for the exclusive purpose of subdivision identification signage or subdivision entrance landscape features is authorized only under the following circumstances (modification applications from the circumstances of this exception shall not be accepted):



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- A. The lot shall be located at an entrance to the subdivision as an "island" in the right-of-way of a local or minor collector street; and,
- B. A mandatory property owner's association shall be required for the subdivision for ownership and maintenance of the lot as common area; and,
- C. Right-of-way of a minimum width of 6 feet from back of curb shall be provided adjacent to the perimeter of the lot; and,
- D. Landscape plantings within the right-of-way shall not extend more than 2.5 feet above the street grade.

**350-40.2 Stormwater Management and Utility Facilities.** The creation of an unbuildable lot for the exclusive purpose of providing and maintaining a stormwater management or utility facility is authorized, provided that such a lot meets all applicable requirements set forth in this UDO and under the jurisdiction of the Department.

**350-40.3 Open Space.** The creation of an unbuildable lot for the exclusive purpose of providing and maintaining open space or conservation space for the enjoyment of the community is authorized.

### Section 350-50. Access and Right-of-Way.

#### 350-50.1 Project Access Improvements.

- A. Every developer of land shall provide the project access improvements included in this UDO as shall be appropriate to serve the project, in accordance with these regulations and other pertinent Codes, Ordinances, and regulations of Gwinnett County. Said improvements and associated lands shall be provided at no cost to Gwinnett County, and shall be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation, except as otherwise provided herein.
- B. For all business and industrial developments fronting a state highway, no land disturbance or building permits shall be issued until the approval of the Georgia Department of Transportation (DOT) has been obtained by the applicant on the entrances and exits, curb radii, drainage and other matters that are the appropriate concern of Georgia DOT.

#### 350-50.2 Access.

- A. *Large parcels to provide future street access.* When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed so as to allow for the opening of future streets and to provide access to those areas not presently served by streets.
- B. *Landlocking of adjacent property prohibited.* No development shall be designed so as to completely eliminate street access to adjoining parcels of land. Every development shall be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in a manner substantially similar to the subject property. Locations of inter-parcel access shall be as required by and subject to the approval of the Department.
- C. *Private streets to be constructed pursuant to roadway construction standards.* Private streets as may be approved under the provisions of this UDO shall be constructed to the street construction standards of Gwinnett County, as contained in Chapter 360.

**350-50.3 Vehicular Access Easements.** Vehicular access easements may be provided from a public street indirectly via easement subject to the following:

- A. The easement shall be in a location and the access driveway shall have a width and alignment acceptable to the Department and the Department of Fire and Emergency Services.

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- B. The access easement serves a single-family residence on a lot which is otherwise a buildable lot of record, and which is sharing a common driveway with more than one other single-family residence.
- C. The sharing of a common driveway (or alley) by multiple residences.
- D. The access easement was lawfully established as such under the code, ordinances, or regulations of Gwinnett County prior to the adoption of this UDO.
- E. The access easement coincides with a private roadway or alley approved under the code, ordinances, or regulations of Gwinnett County.

**350-50.4 Dedication of Street Right-of-Way.** Right-of-Way for all public streets, existing and proposed, shall be dedicated in accordance with the street classifications as shown on the officially adopted Gwinnett County Long Range Road Classification Map or as required by Director or Designee of Gwinnett DOT.

**350-50.5 Greenway Access Dedication of Easement and Construction Requirements.** Access, dedication of easement and/or construction of greenway trails shall be provided in accordance with the prioritized greenway network map of the most currently approved Gwinnett Countywide Trails Master Plan, as follows:

- A. *Greenway Access.* All properties or assemblages of parcels abutting designated greenways as shown on the prioritized greenway network map of the Gwinnett Countywide Trails Master Plan shall provide at least one multi-use path to the programmed or existing greenway. The multi-use path shall be paved or constructed with materials approved by Gwinnett County, and the route segment shall be a minimum of 10 feet in width. Multi-use path locations shall be reviewed and approved by the Department of Community Services.
- B. *Greenway Construction and Easement Dedication.*
  - 1. Within flood plains and stream buffers, greenway easements shall be dedicated and constructed to provide public access to trails as shown on the prioritized greenway network map of the Gwinnett Countywide Trails Master Plan. Greenways shall be located so that the route is feasible for both construction and long-term maintenance. The specific location of the greenway shall be verified on the ground before approval and project release of the development. The amount of land required for greenway construction shall not exceed 5 percent of the land within the development excluding greenways located within a standard street right-of-way.
  - 2. For all other locations, as established by the prioritized greenway network map of the Gwinnett Countywide Trails Master Plan, dedication of easement shall be required for greenways lying outside of any floodplain or stream buffer or shall be reserved either for public access greenway easement, dedication and construction, or other terms negotiated with the County.
  - 3. In coordination with the Department of Community Services and the Director of Planning and Development, greenways with public access may be allowed to substitute for required sidewalks if the greenway alignment coincides with locations intended to be served by sidewalks.
- C. *Limitations.*
  - 1. Single-family residential zoning districts. The dedication or construction of greenways in single-family residential zoning districts is required for subdivisions that involve the creation of a new street. Existing single-family lots are exempt from greenway easement dedication and construction.
  - 2. All other zoning districts. Construction of the greenway is required in the following situations:
    - a. Whenever there is new development; or
    - b. Whenever alterations to existing development are 25 percent or greater of the total improvements on the site; or

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- c. Whenever new streets are constructed.
- D. *The construction and dedication of greenways* shall be in accordance with the approved Gwinnett Countywide Trails Master Plan design standards. Any deviation or modification of the construction standards contained herein shall be subject to the approval of a modification or waiver.

### Section 350-60. Design of Blocks.

**350-60.1 Length, Width, and Shape.** The lengths, widths, and shapes of blocks shall be determined with regard to:

- A. Provision of adequate building sites suitable to the special needs of the type of use contemplated;
- B. Applicable zoning requirements as to maximum length of street, lot size and dimensions;
- C. Needs for convenient access, circulation, control, and safety of street traffic; and
- D. Limitations and opportunities of topography.

**350-60.2 Pedestrian Access.** In blocks over 500 feet long, an alley, sidewalks, pedestrian way, or pedestrian access easement, shall be provided through the block to other streets within the development.

### Section 350-70. Residential Amenities, Open Space.

#### **350-70.1 Residential Amenities and Common Areas.**

- A. In subdivisions where land is required for open space use in accordance with this UDO, such land shall be deeded to a qualified Property Owners or Homeowner's Association, or other legal entity incorporated under the laws of Georgia upon the approval of the Final Plat containing said land. Said land shall be deeded with a restriction that the land shall be used exclusively for recreational purposes and shall be made available to all residents of the subdivision project on an equal basis. The qualified Property Association shall provide for the mandatory membership of all of the owners within the subdivision, and shall be responsible for the perpetuation, maintenance and function of the recreation areas and uses or facilities therein. The association shall have the authority and duty to assess its members for such maintenance and improvements as set forth in the instrument creating the association. All covenants shall be recorded simultaneously with the final subdivision plat.
- B. In multifamily rental or condominium projects, land provided for open space in accordance with these requirements shall be held in the ownership of the owner of the project.
- C. Gwinnett County may lease or sell land reserved for public parks to a qualified Property Owners Association with a deed restriction that the land be used exclusively for open space, common area or public recreational purposes in perpetuity. The organization of a qualified Property Owners Association and its adequate financing for the discharge of its responsibilities shall be assured through acceptable private deed covenants running with the land or other such documents as approved by the Boards of Commissioners of Gwinnett County.
- D. In a residential development, where usable open space is to be developed, permits for any amenities must be issued prior to 25 percent of the proposed residential units receiving a certificate of occupancy. All amenity areas must be completed prior to 75 percent of the proposed residential units receiving a certificate of occupancy.

**350-70.2 Open Space in Big Haynes Creek Watershed Protection Area.** Open space provided in projects located in the Big Haynes Creek Watershed Protection Area shall meet the following requirements:

- A. *Open Space shall be permanent and shall remain in its natural state*, undisturbed and unoccupied by any structures or impervious surfaces to include septic tanks and septic tank fields and except for

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approved access or utility crossings. Pedestrian access shall be subject to the approval of the Director. Buffers, floodplains, and wetlands may be used as open space.

- B. *Ownership Requirements.* Open Space provided in a development located in the Big Haynes Creek Watershed Protection Area shall be owned and maintained by the property owner, or in the case of subdivision, by a property owner's association. The association shall be established by the developer prior to or concurrent with the recording of the Final Plat of the subdivision. The association by laws shall include the following provisions:
1. Automatic (mandatory) membership of all purchasers of lots therein and their successors.
  2. Conditions and timing of transferring control of the association from the developer to the lot owners shall be specified which shall not exceed four years from the date of recording of the Final Plat of the subdivision
  3. Responsibility for maintenance, insurance, and taxes.
  4. Sharing of the costs of maintenance among the lot owners with shares defined by the association bylaws.
  5. Authority to place liens on the real property of members who fail to pay their dues or assessments.
  6. Prohibition of the dissolution of the association without the approval of the Board of Commissioners.
- C. *Maintenance.* The property owner, or the property owner's association, shall be responsible for the maintenance of open space. Open Space shall be kept in reasonable order and condition.

## Chapter 360. Infrastructure, Streets, Sidewalks, Multi-Use Paths, and Greenways

### Section 360-10. Street Classification and Right-of-Way Requirements.

#### 360-10.1 Street Classifications.

- A. *Dedication of Street Right-of-Way.* Right-of-way for all existing and proposed public streets within a project shall be dedicated in accordance with the street classifications as shown on the officially adopted Gwinnett County Long Range Road Classification Map.
- B. *Street Improvements.* All streets and project access improvements shall be constructed or improved to the standards as established in the UDO. Roadway improvements shall be made in accordance with the street classifications as shown on the officially adopted Long Range Road Classification Map or the UDO as applicable, or as otherwise required by the Board of Commissioners.

#### 360-10.2 Minimum Right-of-Way and Street Improvements.

- A. *Right-of-Way and Pavement Widths.* Minimum widths of street right-of-way and roadway pavement shall be as shown on Table 360.1 unless a modification is granted by the Director, except as follows:
  - 1. *New Local Residential Streets in OSC, TND and Mixed-Use Districts.* New local streets in subdivisions developed in the OSC District and in exclusively residential areas of TND, MU-N, MU-C and MU-R Districts shall be as follows:
    - a. Right-of-way width of new interior local streets.
      - i. Entrance Streets: at least 50 feet for a depth of 300 feet from the subdivision entrance (measured from exterior road right-of-way) after which street right-of-way width shall be at least 46 feet.
      - ii. Other Interior Streets: at least 44 feet.
      - iii. Right-of-Way Radii: at least 60 feet for cul-de-sac or "eyebrow" turnarounds.
    - b. Pavement width of new interior local streets.
      - i. Entrance Streets: at least 27 feet (measured to back of curb) for a depth of 300 feet from the subdivision entrance (measured from exterior road right-of-way) after which pavement width shall be at least 24 feet (measured to back of curb).
      - ii. Other Interior Streets: at least 24 feet (measured to back-of-curb).
      - iii. Pavement Radii: at least 50 feet for cul-de-sac or "eyebrow" turnarounds (measured to back of curb).
    - c. Additional right-of-way shall be provided to accommodate additional travel lanes, sidewalks, multi-use paths, trails and greenways, and underground utilities.
  - 2. *New Local non-residential streets in the MU-N, MU-C and MU-R Districts.*
    - a. New local non-residential streets developed in the mixed-use areas of TND, MU-N, MU-C and MU-R Districts shall meet the minimum right-of-way and roadway pavement widths for local non-residential street as shown in Table 360.1.
    - b. Additional pavement and right-of-way width.
      - i. Additional Travel Lanes: at least 11 feet of pavement width.

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- ii. On-Street Parallel Parking: at least 9 feet of pavement width.
- iii. On-Street Angled Parking: at least 18 feet of pavement width.
- iv. Right-of-Way: additional right-of-way shall be provided to accommodate additional travel lanes, sidewalks, underground utilities, multi-use paths, trails, and greenways located between lots and street right-of-way.

**Table 360.1. Minimum Right-of-Way and Roadway Widths for New Streets and Project Access Improvements.**

Street Category	Minimum Right-Of-Way <sup>1</sup>	Minimum Roadway <sup>2</sup>
<b>Principal Arterial</b>	120' TO 150'	6 through lanes with median
<b>Major Arterial</b>	100' TO 120'	67'
		4 to 6 through lanes with median
<b>Minor Arterial</b>	80' TO 100'	52' TO 66'
		4 through lanes with median
<b>Major Collector</b>	80'	52'
<b>Minor Collector</b>	60' TO 80'	28'
<b>Local Street</b>	60' <sup>3</sup>	32'
Non-residential	60' radius	50' radius
Non-residential Cul-De-Sac		
<b>Local Street</b>	50'	27'
Residential — Urban	50' radius	40' radius
Residential — Urban Cul-de-sac		
<b>Local Street</b>	60' <sup>5</sup>	24' <sup>6</sup>
Residential - Rural <sup>4</sup>	60' <sup>5</sup> radius	40' radius
Residential — Rural Cul-de-sac <sup>4</sup>		

<sup>1</sup>The greater right-of-way width shall apply under circumstances as described in Section 360-10.2.

<sup>2</sup>Roadway width dimensions are back-of-curb to back-of-curb except where noted.

<sup>3</sup>Utility easement shall be provided in a location and size as required by the Department of Water Resources.

<sup>4</sup>Subdivisions zoned RA-200.

<sup>5</sup>May be reduced to 50 feet if curb, gutter, and piped drainage system is provided.

<sup>6</sup>Measured to edge of pavement. Curb and gutter is not required in RA-200 subdivision. Roadway width may be reduced to 23 feet if curb and gutter is provided (27 feet total width).

#### B. Street Rights-of-Way.

- The minimum width of street right-of-way shall be dedicated based upon the street classification as shown on the officially adopted Gwinnett County Long Range Road Classification Map and as contained in the UDO.
- Additional street right-of-way width shall be required to be dedicated at intersections or other locations to accommodate required traffic safety improvements (e.g., deceleration lanes, turning lanes, storage lanes, medians, or realignments), , future projects identified in official planning documents, or within 500 feet of a major intersection and minimum right-of-way standards would be inadequate to accommodate the improvements.

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3. If a new street or thoroughfare is proposed by the officially adopted Gwinnett County Long Range Road Classification Map or the State of Georgia to adjoin or traverse the property, permits shall not be issued until the Department of Transportation has submitted the project to the Board of Commissioners for review in order to seek a determination if Gwinnett County should acquire the right-of-way or if a study of alternate routes should be undertaken.

### Section 360-20. Requirements for New Streets and Roadways.

**360-20.1 Construction Standards.** Streets, whether public or private, shall be constructed or improved at least to the standards contained in this UDO in accordance with the category of said streets or as otherwise required by the Board of Commissioners.

#### **360-20.2 General Layout Requirements.**

- A. *Conformance.* The arrangement, character, extent, width, grade, and location of all streets shall conform at a minimum to the officially adopted Gwinnett County Long Range Road Classification Map and this UDO.
- B. *Local Streets and Minor Collectors.*
  1. Local streets shall be laid out so that their use by through traffic will be discouraged. Minor collectors shall be provided to channel through traffic movements within a development, where appropriate to the design and a major thoroughfare is not proposed by the officially adopted Gwinnett County Long Range Road Classification Map. Minor collectors also may be provided as central routes within large residential subdivisions, where appropriate to the design, based on project traffic demands exceeding 2,000 trips per day (ADT). Traffic calming measures for new local streets are required to encourage and maintain maximum vehicle operating speeds of 25 mph. In order to achieve this objective, the maximum length of roadway section between speed control points shall be 500 feet. Such design and construction should be in substantial conformance with the Gwinnett County Department of Transportation Traffic Calming Design Guide for traffic calming measures and requirements.
- C. *Cul-de-sac Streets.*
  1. Dead end streets designed to have one end permanently closed shall provide a cul-de-sac or other approved turnaround and may be no more than 600 feet in length. Additional length necessitated by topography or property configuration may be approved by the Director.
  2. The length of a cul-de-sac street shall be measured from the center of the cul-de-sac or other approved turnaround to the center of the intersection with another street, whether a through street or another cul-de-sac or dead-end street.
  3. Eyebrow cul-de-sac (half cul-de-sacs) will be allowed only at "right-angled" intersections having an interior angle between 80 degrees and 100 degrees.
  4. Cul-de-sacs shall conform to the layout and dimensional requirements as shown in the Standard Drawings maintained by the Department.
- D. *Substandard Streets.* In the event that a development has access to a substandard street (i.e., a dirt or gravel road), the following project access improvements shall be required:
  1. If the abutting substandard street provides access to the development and is dirt or gravel, the street shall be upgraded by the developer to a paved roadway from the project entrance to the nearest standard paved road along the route of access.

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2. Off-site project access improvements required under Subsection 360-20.2.D.1, above, and Chapter 360 shall at a minimum, result in a full-section roadway meeting the requirements of a local residential rural roadway (24 feet edge to edge of pavement, with drainage swale ditches as needed). Responsibilities shall be as follows:
    - a. The Developer shall design the road and provide the labor, equipment, and materials required for roadway improvements and necessary drainage improvements.
    - b. If the County desires the roadway to be improved to a standard greater than that for a local residential rural roadway, the County shall provide or pay the cost of the additional materials and labor.
    - c. All right-of-way required for these off-site improvements shall be acquired by the developer at no expense to the County.
    - d. In the event that access to a new development is through an existing local County-maintained Road, the Developer and/or Builder is responsible for any and all damages to the existing road. Developer and/or Builder may be required to document existing conditions of this access road prior to any construction, may be required to post a bond or some form of guarantee and make necessary repairs as deemed appropriate per the Director.
  3. Half Streets. Half-streets (new boundary streets having one-half of the minimum required right-of-way or pavement width) shall not be allowed nor access to same be permitted should it exist.
- E. *Improvements along State Highways.* For any development which abuts a state highway or other right-of-way controlled by the State of Georgia, improvements to the roadway and the location and design of any street or driveway providing access from the state highway shall comply with the standards and requirements of the Georgia Department of Transportation. A permit for the proposed access or improvements shall be required to have been approved by the Georgia Department of Transportation and incorporated into the construction drawings for the project prior to issuance of a development permit by the Department.
- F. *Dead End Streets.*
1. A dead-end street shall be provided to the boundary of a subdivision where necessary to provide access to a land-locked abutting property, for planned continuity of future circulation, for improved access for public safety vehicles, or for the extension of public water or other utilities to neighboring lands. Such dead-end streets shall be designed so as to allow their reasonable extension and shall be located so as to be reasonably incorporated into a street design for the neighboring property. The stub street requirement may be waived by the Director.
  2. Dead end streets on abutting property shall be extended into a proposed subdivision and incorporated into the street design of the development. This requirement may be modified by the Director in cases of serious topographical hardship or dissimilar zoning which would create unacceptable land use conflicts between the two developments. This modification may be conditioned on the provision of easements necessary for the extension of public utilities, the provision of cul-de-sac or other permanent turnaround on the dead-end street, or the removal of the dead-end street back to its nearest intersection.
  3. Where a dead-end street (other than a cul-de-sac) serves more than three lots, the developer shall be required to provide a temporary vehicular turnaround within the right-of-way. This requirement may be waived if extension of the dead-end street is approved and under construction prior to its inclusion in a Final Plat.



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4. Where a street dead ends at the property boundary and the street exceeds 1000 feet in length, a permanent cul-de-sac or other approved turnaround shall be required. In this situation, right-of-way to the property boundary shall be required, but the pavement shall not be extended to the property boundary beyond the edge of the paved cul-de-sac or other approved turnaround. In no case shall a dead-end street exceed 2000 feet in length unless approved by the Department of Transportation due to unusual topographic conditions or property configuration.
  5. Connections for future extension of all public utilities shall be constructed as part of the subdivision. Curb returns shall be constructed as part of the subdivision. Curb returns shall be provided to the future "stub" street roadway location, and curb and gutter shall be installed across the roadway stub at the right-of-way line (extended).
  6. The right-of-way for the "stub" street shall be dedicated as part of the Final Plat. Slope easements or construction easements, if required by the street design, shall be shown on the Final Plat.
- G. *Service Roads.* Where a development borders on or contains a railroad right-of-way, or limited access highway right-of-way or major thoroughfare, a public street may be required to be constructed and dedicated within the development approximately parallel to and on each side of such right-of-way.

**360-20.6 Reserve Strips.** Land in private ownership adjacent to public rights-of-way which could control or are intended to control access to streets, alleys, or public lands shall not be permitted unless their control is given to the County under ownership, dedication, or easement conditions approved by the County Attorney or acceptable to the Director. No development shall be designed so as to deny access to abutting properties.

### **360-20.7 Street Jogs.**

- A. Street jogs shall either directly align or have offsets as shown in Table 360.3, as measured between centerlines of said streets.
- B. All Major Thoroughfares shall provide offsets as required by the Department, where alignment is not desirable or feasible, but in no case be spaced less than 600 feet apart as measured between centerlines of said streets.

## **Section 360-30. Project Access Improvements.**

### **360-30.1 Project access improvements for single-family detached, single-family attached, and duplex residential subdivisions.**

- A. When property that abuts upon an existing or proposed County road is to be developed or redeveloped as a single-family detached, attached, or duplex subdivision and the County street will provide access to the property, project access improvements to the County road (deceleration lanes, turn lanes, etc.) shall be provided by the developer as required herein. Two remote entrances shall be required for developments with more than 120 dwelling units unless an administrative modification is granted by the Department and an administrative variance is granted by the Gwinnett County Fire Marshall.
- B. A deceleration lane shall be required to be provided at each project driveway or subdivision street entrance that is provided street access to a Minor Collector Street or Major Thoroughfare. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the subdivision, a left turn lane leading to the median break shall be required to be provided by the developer if approved by the Department of Transportation and shall meet the standards contained herein. The preferred spacing for median breaks shall be 2,000 feet between the centerlines of the openings, and the minimum spacing for median breaks shall be 1,000 feet between centerlines of the openings. Other factors will also be considered, such as distance to other median openings,

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adjacent land use, expected traffic volumes, and the resulting volume of U-turns that are likely to occur without the median opening. Meeting the spacing criteria is not, in itself, an indication that median openings will be allowed.

- C. Deceleration lanes shall have a length of 200 feet, with an additional 50-foot taper length, a pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11-foot shoulder measured from back of curb shall be dedicated by the developer to Gwinnett County at no cost. Associated stormwater infrastructure as deemed necessary by the construction of the deceleration lane shall also be required.
- D. A left turn lane shall be provided into each project driveway or subdivision street that accesses a Minor Collector or Major Thoroughfare in accordance with the Department of Transportation's "Criteria and Guidelines for Left Turn Lanes".
- E. Other project access improvements may be required by the Department upon the recommendation of the Department of Transportation in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.
- F. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure, as may be occasioned by the required Project Access Improvements.

#### **360-30.2 Project Access Improvements for Multifamily and Non-residential Developments.**

- A. When property that abuts upon an existing or proposed County road is to be developed or redeveloped for multifamily or non-residential uses and the County road will provide access to the property, project access improvements to the County road (deceleration lanes, turn lanes, etc.) shall be provided by the developer.
- B. A deceleration lane shall be required to be provided at each project driveway or subdivision street entrance, as applicable, that is provided street access to a Minor Collector Street or Major Thoroughfare. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the project, a left turn lane leading to the median break shall be required to be provided by the developer if approved by the Department of Transportation and shall meet the standards contained herein. The preferred spacing for median breaks shall be 2000 feet between the centerlines of the openings, and the minimum spacing for median breaks shall be 1000 feet between centerlines of the openings. Other factors will also be considered, such as distance to other median openings, adjacent land use, expected traffic volumes, and the resulting volume of U-turns that are likely to occur without the median opening. Meeting the spacing criteria is not, in itself, an indication that median opening will be allowed.
- C. Deceleration lanes shall have a length of 200 feet, with an additional 50-foot taper length, pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11-foot shoulder shall be dedicated by the developer to Gwinnett County at no cost. Associated drainage improvements as deemed necessary by the construction of the deceleration lane shall also be required.
- D. A left turn lane shall be provided into each project driveway or subdivision street that accesses a Minor Collector or Major Thoroughfare in accordance with the Department of Transportation's "Criteria and Guidelines for Left Turn Lanes."
- E. Other project access improvements may be required by the Department upon the recommendation of the Department of Transportation in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.
- F. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure, as may be occasioned by the required Project Access Improvements.

### Section 360-40. Driveway Design Standards.

**360-40.1 Angle and Improvements.** Driveways shall generally intersect streets at right angles. The portion of a driveway located within a public right-of-way shall be paved. Driveways providing access to parking lots which contain five or more spaces shall be paved in accordance with the parking lot requirements in Chapter 240.

**360-40.2 Driveway Design Standards.** Driveways serving single-family detached or duplex residences may be no less than 10 feet wide at the right-of-way line and shall provide a radius to the back of curb or edge of pavement of the roadway of no less than 5 feet. Driveways shall provide a parking area of at least 18 feet deep measured from the edge of the sidewalk or curb if a sidewalk is not present or required. All other driveway curb cuts on public streets shall conform to the standards shown on the driveway details contained in the Standard Drawings in the Appendix of the UDO and by land use type as follows:

A. *Driveway Detail 1 (32-foot Width, 25-foot Radius) for:*

1. Commercial and Retail Uses (over 80,000 Square Feet).
2. Office/Institutional/Cultural Uses (Over 100,000 Square Feet).
3. Multifamily Residential Developments (Over 200 Units).
4. Mobile or Manufactured Home Developments (Over 200 Lots).
5. Service Stations.

B. *Driveway Detail 2 (28-foot Width, 25-foot Radius) for:*

1. Commercial and Retail Use Sites (80,000 Square Feet or Less).
2. Office/Institutional/Cultural Use Complexes (100,000 Square Feet or Less).
3. Multifamily Residential Developments (200 Units or Fewer).
4. Mobile or Manufactured Home Developments (200 Lots or Fewer).

C. *Driveway Detail 3 (32-foot Width, 40-foot Radius) for:*

1. Industrial Sites.

D. *Driveway Detail 4 (Optional Design with Island) for:*

1. Private Commercial/Office Street Entrances.
2. Private Entrances to Multifamily Residential Developments (Over 200 Units).
3. Private Entrances to Mobile or Manufactured Home Developments (Over 200 Lots).
4. All driveways and driveway curb cuts on State highways shall conform to Georgia Department of Transportation standards.

**360-40.3 Auxiliary Lanes.** Along any Major Thoroughfare, a deceleration lane, acceleration lane, larger turning radius, traffic islands, or other devices or designs may be required to avoid specific traffic hazards which would otherwise be created by the proposed driveway location.

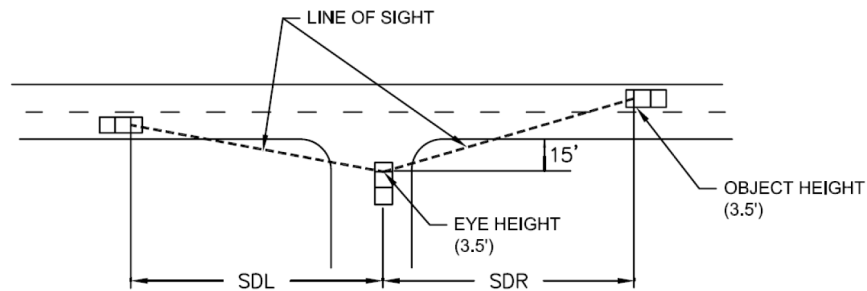
**360-40.4 Corner Sight Distance.** All driveways approaching a Minor Collector or Major Thoroughfare shall provide adequate corner sight distance, and shall meet or exceed the following design standards:

- A. The sight distance criteria are based on the time required for a vehicle to make a left turn from a stop-controlled approach to the Highway (AASHTO Case B1). The time to execute the maneuver is based on recommendations contained in NCHRP Report 383, Intersection Sight Distance. The sight distances, for

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a two-lane road, are the distances traveled at the arterial speed during 7.5 seconds. The time is increased by 0.5 seconds for each additional lane to be crossed.

- B. The sight distances given in Table 360.2 are for undivided highways and streets. If the highway or street is divided, the effect of the median should be considered in determining the required sight distance. Based on the conditions, it may be feasible for the crossing maneuver to be done in two stages with a stop in the median. However, the intersection should only be treated in this manner if the signing and marking is accordingly provided. Otherwise, the sight distance requirements should be increased to account for the additional width that must be crossed. See AASHTO Green Book, Chapter 9 Intersections, for adjustments due to grades greater than 3 percent and design vehicles other than passenger cars.



**Table 360.2. Sight Distance.**

		SIGHT DISTANCE (FEET)					
SPEED, MPH	2 Lane	3 Lanes		4 Lanes		5 Lanes	
	SDL=SDR	SDL	SDR	SDL	SDR	SDL	SDR
25	280	280	295	280	310	295	335
30	335	335	355	335	375	355	400
35	390	390	415	390	440	415	465
40	445	445	475	445	500	475	530
45	500	500	530	500	565	530	600
50	555	555	590	555	625	590	665
55	610	610	650	610	690	650	730
60	665	665	710	665	750	710	795
65	720	720	765	720	815	765	860

**360-40.5 Separation and Spacing.** All driveways except those serving residential units on individual lots shall meet the following criteria:

- A. Minimum separation for driveways, public roads, and side streets:

**Table 360.3. Minimum Separation for Driveways, Public Roads, and Side Streets.**

Posted Speed	Minimum
MPH	Driveway Spacing
25	125
30	219
35	244

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40	294
45	369
50	419
55	444
60	494
65	550

- B. Driveway Spacing. Spacing shall be measured from centerline to centerline of driveways, public roads, or side streets. Where there is an arterial or major collector intersecting with a side street, the measurement may be taken from the edge of pavement or back of curb, as opposed to the centerline of the arterial/major collector. Greater separation may be required for safe operation of intersections and right or left turning lanes. Whenever possible, proposed driveways along one side of a street shall coincide with existing or proposed driveways on the opposite side of such street. If offset driveways cannot be avoided, the same driveway spacing criteria as given in Table 360.3 should be provided. Spacing shall be measured from centerline to centerline. If the Highway involved is a divided facility and the driveways do not align with a median crossover, the driveway spacing would only apply to the adjacent driveway on the same side of the Highway as provided in Table 360.3.
- C. Maximum Number of Driveways. Developments shall be limited to one driveway access on county-maintained roadways. Additional driveways may be permitted subject to the review and approval of the Gwinnett County Department of Transportation.
- D. Interior Driveways. The placement of the first interior drive which intersects the driveway from a county-maintained roadway should be as far as possible from the road for safe, more efficient operation. The distance between the roadway traffic and the first internal movement shall be a minimum of 200 feet as referenced in the Georgia Department of Transportation Regulations for Driveway Encroachment Control Manual, Figure 3-1.2. Lots less than 500 deep should maintain, a minimum distance of 100 feet. The distance required should be maintained or increased so as to avoid interference with the mainline traffic flow for large sites with high volumes, heavy truck traffic, and on high volume roadways. If no other design alternatives exist and interior drives are proposed which do not meet minimum spacing, the left turning movement should be restricted with a raised barrier. Site planning should be done such that Interior Driveways accommodate the right of way at least 100 feet of storage.

### Section 360-50. Street Intersections.

**360-50.1 Angle of Intersection.** Intersections shall generally be at right angles and shall not be at an angle of less than 85 degrees, unless approved by the Department, nor less than 80 degrees unless the intersection is signalized, in which case the angle of the intersection may be reduced subject to the review and approval of the Gwinnett County Department of Transportation.

**360-50.2 Maximum Grade.** Street intersections should be designed with a flat grade wherever possible, but in no case should the grade exceed 2 percent in normal situations (or 4 percent in topographical hardship situations on local streets).

#### **360-50.3 Intersection Approaches: Horizontal Alignment.**

- A. New local streets which approach an intersection with a street in a category higher than itself on a horizontal curve having a centerline radius less than 240 feet shall provide a tangent section of roadway at least 30 feet long. Minor Collectors approaching an intersection with a Major Thoroughfare on a horizontal curve having a centerline radius of less than 550 feet shall also provide the 30-foot tangent section. The tangent length shall be measured along the centerline of the street, from the

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right-of-way line of the intersecting street, extended, to the point of tangency with the centerline of the curve section.

- B. New Major Thoroughfares shall provide tangent sections at intersections with streets in equal or higher categories as needed to provide adequate stopping distances at their design speeds.

### 360-50.4 Intersection Approaches: Vertical Alignment.

- A. For intersections with local or minor collector streets, a leveling of the street at a grade not exceeding 2 percent shall be provided but no level approach distance is required for streets approaching at less than 7 percent, and a minimum 25-foot level approach distance shall be provided for streets approaching at a grade of 7 percent or more.
- B. As a street approaches an intersection with a major thoroughfare, there shall be a suitable leveling of the street at a grade not exceeding two percent and for a distance not less than the following minimums, as set forth in Table 360.4 below:

**Table 360.4. Approach Distances at Major Intersections.**

Approaching Street Category	Minimum Approach Distance
Principal Arterial	100 Feet
Major Arterial	100 Feet
Minor Arterial	100 Feet
Major Collector	75 Feet
Minor Collector	75 Feet
Local	50 Feet

*\*Distance of the approach is measured from edge of pavement of the intersecting street to the point of curvature in the approaching street.*

**360-50.5 Intersection Radii.** Intersection radii for roadways measured at back of curb and for the right-of-way lines shall be as set forth in Table 360.5 below. For intersecting streets of different classifications, the larger radii shall be provided. In all cases, adequate right-of-way shall be provided to maintain minimum of 11 feet from back-of-curb. Larger radii may be required for streets intersecting at angles less than 90 degrees.

**Table 360.5. Intersection Radii.**

Street Category	Roadway Radii	R/W Radii
Arterial	40 Feet	20 Feet
Major Collector	40 Feet	20 Feet
Minor Collector-Residential	25 Feet	9 Feet
Minor Collector-Non-residential	40 Feet	20 Feet
Local Residential	20 Feet	9 Feet
Local-Commercial or Office	25 Feet	11 Feet
Local-Industrial	40 Feet	25 Feet

*\*Intersecting right-of-way lines may be joined by an arc having the minimum radius shown, or by a miter which cuts across the right-of-way lines connecting the points where the required radius would have otherwise been tangent.*

**360-50.6 Islands.** Islands in street intersections shall conform to the design requirements of the Standard Drawings in the Appendix of the UDO. In no case shall anything in an island extend more than three feet above the street grade within the right-of-way, except traffic regulatory devices and other infrastructure erected or approved by Gwinnett County. No island shall be approved which contains less than 100 square feet.

### 360-50.7 Intersection Corner Sight Distance.

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- A. Intersections shall be designed with adequate corner sight distance for each street which approaches a street in an equal or higher street category (except an intersection of two local streets). Where necessary, backslopes shall be flattened and horizontal or vertical curves lengthened to provide the minimum required sight distance.
- B. The minimum corner sight distance shall meet the standards as shown in Table 360.2 Sight Distance.
- C. The sight distance criteria are based on the time required for a vehicle to make a left turn from a stop-controlled approach to the Highway (AASHTO Case B1). The time to execute the maneuver is based on recommendations contained in NCHRP Report 383, Intersection Sight Distance. The sight distances, for a two-lane road, are the distances traveled at the arterial speed during 7.5 seconds. The time is increased by 0.5 seconds for each additional lane to be crossed. The sight distances given in Table 360.2 are for undivided highways. If the highway is divided, the effect of the median should be considered in determining the required sight distance. Based on the conditions, it may be feasible for the crossing maneuver to be done in two stages with a stop in the median. However, the intersection should only be treated in this manner if the signing and marking is accordingly provided. Otherwise, the sight distance requirements should be increased to account for the additional width that must be crossed. See AASHTO Green Book, Chapter 9 Intersections, for adjustments due to grades greater than 3 percent and design vehicles other than passenger cars.

**360-50.8 Obstructing Visibility at Intersections.** In all zoning districts, no fence, wall, structure, shrubbery, or other obstruction to vision between the heights of 3 feet and 15 feet, except utility poles, light or street sign standards or tree trunks shall be permitted within 20 feet of the intersection of the right-of-way lines of streets, roads, highways, or railroads.

**360-50.9 Turning Lanes at Intersections.** Right turning lanes may be required to meet traffic demands or safety concerns. When provided, turning lanes shall meet the following criteria:

- A. Storage length — A minimum of 150 feet of storage length for turning lanes on any arterial roadway shall be used. A minimum of 100 feet of storage length for turning lanes on all collectors shall be used.
- B. Taper Length — The minimum taper length shall be 50 feet.
- C. Left turning lanes from arterial roads shall be subject to longer storage lengths and tapers and as determined on a case-by-case basis.

### Section 360-60. Street Design Standards.

#### 360-60.1 Street Grades and Design Speeds.

- A. Minimum grade for all Local and Minor Collector Streets shall be 1.5 percent. Minimum grades for all major collector and arterial streets shall conform to Georgia Department of Transportation standards and regulations.
- B. Minimum grade of less than 1.5 percent on a local street may be approved by the Department, based on adequate engineering designs, where at least 1.5 percent cannot reasonably be achieved due to topographical limitations imposed by the land. In such cases, a Record Drawing, and such computations as necessary shall be provided after construction to establish that the street will drain in accordance with this UDO. Street sections where unacceptable pooling, excessive spread at catch basins, or other hazardous conditions occur shall be reconstructed or otherwise improved to eliminate such conditions.
- C. Minimum vehicle design speeds and maximum grades allowable in Gwinnett County by street classification shall be as shown in Table 360.6.
- D. Maximum grade on any cul-de-sac turnaround shall be 6 percent.

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**Table 360.6. Minimum Design Speeds and Maximum Grades.**

Street Category	Maximum Grade	Design Speed
Principal Arterial	8%	60 MPH
Major Arterial	9%	50 MPH
Minor Arterial	10%	40 MPH
Major Collector	10%	40 MPH
Minor Collector	10%	30 MPH
Local	15%*	25MPH

*\*Grades between 11 percent and 15 percent shall not exceed a length of 150 feet and shall require an "as graded" survey prior to the installation of the curb or utilities. The distance shall be measured as the tangent length between points of curvature.*

### **360-60.2 Vertical Street Alignment.**

- A. All changes in street profile grades having algebraic difference greater than one percent shall be connected by a parabolic curve having a minimum length (L) equal to the product of the algebraic difference between the grades in percent (A) and the design constant (K) assigned to the street according to its category (i.e.,  $L=KA$ ).
- B. Constant (K) values are shown in the Table 360.7 for both desirable and minimum acceptable ("hardship") conditions. In all cases, the "desirable" value shall be used, unless it cannot be achieved due to topographic conditions beyond the developer's control. In such hardship situations, the Department may approve a lesser value to the extent required by the hardship situation, but in no event less than the value shown in Table 360.7 as "minimum."

**Table 360.7. Constant (K) Values for Vertical Curves.**

Street Category	Crest Curves		Sag Curves	
	Minimum	Desirable	Minimum	Desirable
Principal Arterial	151	320	136	155
Major Arterial	84	170	96	110
Minor Arterial	44	80	64	70
Major Collector	44	80	64	70
Minor Collector	19	30	37	37
Local	12	20	26	26

### **360-60.3 Horizontal Street Alignment.**

- A. All new streets shall adhere to the standards governing horizontal curvature and superelevation as set forth in Table 360.8 below:

**Table 360.8. Horizontal Curves.**

Street Category	Minimum Radio (Ft.)	Maximum Superelevation
Principal Arterial	1,333	0.06
Major Arterial	833	0.06
Minor Arterial	560	0.04
Major Collector	560	0.04
Minor Collector	300	0.04*
Local	181	0.00

*\*No superelevation will be allowed on Minor Collectors internal to residential subdivisions*



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- B. Superelevation for horizontal curves shall be calculated utilizing the following formula:

$R$  = minimum radius curve

$v$  = vehicle design speed (MPH)

$e$  = rate of superelevation (decimal of a foot rise per foot roadway)

$f$  = side friction factor

Vehicle Design Speed ( $v$ )	30	40	50	60
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Side Friction Factor ( $f$ )	.16	.15	.14	.12
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- C. Widening section along existing streets shall be designed reflecting existing curvature and superelevation, if any, unless the existing street has been included in a specific design by the Gwinnett County Department of Transportation or Georgia Department of Transportation which calls for different standards, in which case the project will be coordinated with the overall design.
- D. Superelevation runoff. Roadway edge curves shall be provided for tangent runoff (bringing edge from a normal crown to centerline elevation) and superelevation runoff (from the end of tangent runoff to the point of design superelevation) in accordance with design standards of the Georgia Department of Transportation or other professional engineering standards.
- E. Tangents and compound curves. Between reverse horizontal curves there shall be not less than the minimum centerline tangents shown in Table 360.9 unless otherwise specified by the Georgia Department of Transportation. Compound radii curves are prohibited. At least the "desirable" length shall be provided unless hardship conditions of topography or property configuration will not allow lengths greater than those shown as "minimum." For compound circular curves, the ratio of the flatter radius to the sharper radius shall not exceed 1.5 to 1.

**Table 360.9. Tangents.**

Street Category	Minimum Tangent Length	Desirable Tangent Length
Principal Arterial	150	180 Feet
Major Arterial	125	150 Feet
Minor Arterial	100	120 Feet
Major Collector	100	120 Feet
Minor Collector	75	90 Feet
Local	50	60 Feet

*Note: Minimum tangents are based on the distance traveled in 1.7 seconds at the design speed for each category of street. Desirable length is based on distance traveled in 2.0 seconds.*

#### **360-60.4 Horizontal and Vertical Clearances.**

- A. *Horizontal clearances.*

1. A shoulder of no less than 11 feet from the back of curb or edge of pavement, appropriately graded and having gentle slopes of not more than 0.5 inch per foot and rounded cross-sectional design shall be maintained along all streets. Beyond the shoulder but within the right-of-way, slopes shall not exceed 1 foot of rise for each 2 feet of horizontal distance on a cut slope, and 1 foot of fall for each 3 feet of horizontal distance on a fill slope.
2. Along all public streets, a clear zone shall be provided per current AASHTO standards wherein nothing may be located above ground level except traffic/street signs, public utility structures, driveways, and mailboxes.

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3. At selected locations, such as the outside of a sharp curve, a wider clear zone with greater horizontal clearances provided to any roadside obstruction may be required.
  4. The Department of Transportation, in accordance with O.C.G.A. § 32-6-51, is authorized to remove or direct the removal of any sign, signal, device, or other structure erected, placed, or maintained on the right-of-way of a public road which because of its nature, construction, or operation constitutes a danger to or interferes with the vision of drivers of motor vehicles.
- B. *Vertical clearances.* Vertical clearance at underpasses shall be at least 14.5 feet over the entire roadway width.

### Section 360-70. Street Construction Standards and Specifications.

**360-70.1 Specifications.** Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation.

#### **360-70.2 Subgrade Preparation for All Streets.**

- A. *Subgrade preparation* shall be in accordance with Georgia Department of Transportation specifications.
- B. *Removal of unsuitable material.* If any sections of the subgrade are composed of topsoil, organic, or other unsuitable or unstable material, such material shall be removed and replaced with suitable material and then thoroughly compacted as specified for fill or stabilized.
- C. *Compaction.* Fill shall be placed in uniform, horizontal layers not more than 8 inch thick (loose measurement). Moisture content shall be adjusted as necessary to compact material to 95 percent of maximum dry density except for the top 12 inches which shall be compacted to 100 percent of maximum dry density.
- D. *Brought to line and grade.* After the earthwork has been completed, all storm drainage, water, and sanitary sewer utilities have been installed within the right-of-way as appropriate, and the backfill in all such ditches thoroughly compacted, the subgrade shall be brought to the lines, grades, and typical roadway section shown on the plans.
- E. *Utility trenches to be compacted.* All utility crossings within the right-of-way must be installed prior to subgrade approval. All manhole covers must be flush with top of intermediate course if there is a delay in applying the final surface course for new roadway pavement. Manhole covers will be required to be adjusted flush when final surface course is installed. Utility trenches cut in the subgrade shall be backfilled as specified herein. Compaction tests at the rate of 1 per 150 feet of trench shall be provided to verify compaction.
- F. *Roll testing required.* The subgrade must pass roll testing prior to placement of the base material. The roll test of the subgrade and base material shall be observed and approved by a Department Development Inspector prior to paving.
- G. *Temporary traffic surface.* When the street is to be used for construction traffic before the paving work is completed, a layer of stone (except crusher run) shall be laid as a traffic surface. This material shall not be used as a part of the base material. It may be worked into the subgrade, or it shall be removed before the base course is set up for paving.
- H. *Provisions to drain low points.* Provisions shall be made to drain low points in the road construction when the final paving is delayed. A break in the berm section is required when the curbing has not been constructed. Drainage under the curb to side slopes after installation is required, using minimum four-inch diameter pipe sections. Vegetated or stabilized swales should be considered for managing

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road construction runoff. Swales shall be constructed in accordance with the Gwinnett County Stormwater Management Manual.

### **360-70.3 Project Access Improvement Standards.**

- A. *Sections wider than 4 feet in width.* For sections 4 feet or greater in width, the section shall comply with the construction standards for new streets, in accordance with the street's category as shown on the officially adopted Gwinnett County Long Range Road Classification Map. The base course must pass roll testing prior to paving. If a delay is expected, then the base must be sealed and retested prior to paving.
- B. *Sections less than 4 feet in width.* For sections less than 4 feet in width, 6 inches of class "B" concrete shall be poured flush with the adjacent pavement surface and dyed black. A minimum of 8 inches of Graded Aggregate Base shall be provided below the widening section.

### **360-70.4 New Local and Minor Collector Streets.**

- A. *The following standards* shall apply to new local and minor collector streets in residential subdivision and non-residential projects.
  - 1. The base course shall consist of at least 8 inches of graded aggregate base. After being thoroughly compacted and brought to proper section, an intermediate course of 2 inches of 19 mm Superpave shall be applied.
  - 2. The final asphaltic surface course of 1.25 inches of 9.5 mm Superpave Type II shall be applied.
  - 3. If a delay in paving is anticipated, then the base course shall be primed the same day it is compacted and cured in accordance to Georgia DOT standards.
  - 4. Upon the final acceptance of the final surface course, a maintenance bond for a period not to exceed 18 months following the date of approval of Development Conformance shall be required.
- B. *Local residential-rural streets.* Where allowed, local residential-rural streets may install streets without curb and gutter. In such cases, the road base shall be extended 1 foot beyond the edge of pavement, and the shoulders shall extend eight feet from the edge of pavement to a standard ditch section on each side (see Standard Drawings in the Appendix of this UDO). Otherwise, the roadway shall comply with the standards for new residential subdivision streets set forth in Section 360-70.4.A.

**360-70.5 New Major Thoroughfares.** Minor collectors or greater shall be constructed in accordance with designs prepared by Gwinnett County or Georgia DOT, or, if no design has been prepared, to the following standards:

- A. *Arterials Pavement Section:*
  - 1. 10 inches GAB.
  - 2. 4 inches of 25mm Superpave.
  - 3. 2 inches of 19mm Superpave.
  - 4. 1.5 inches of 9.5mm Type II Superpave (volumes less than 10,000 ADT), OR;
  - 5. 1.5 inches of 12.5mm Superpave (volumes greater than 10,000 ADT).
- B. *Collectors Pavement Section:*
  - 1. 10 inches GAB.
  - 2. 4 inches of 19mm Superpave.

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3. 1.5 inches of 9.5mm Type II Superpave (volumes less than 10,000 ADT), OR;
4. 1.5 inches of 12.5mm Superpave (volumes greater than 10,000 ADT).

### Section 360-80. Curbs and Gutters.

**360-80.1 Curb and Gutter Required.** All new streets and Project Access Improvements shall be provided with curb and gutter except in subdivisions zoned RA-200, where swale ditches may be provided in lieu of curb and gutter. All gutters shall drain smoothly with no areas of ponding.

**360-80.2 Residential Curbing.** Residential curbing shall meet the following requirements:

- A. Concrete shall be Class "B" (as defined by Georgia Department of Transportation) and have a minimum strength of 3,000 PSI at 28 days.
- B. Typical minimum section shall be 6" × 24" × 12".
- C. Vertical curbing only. Rollback curbing may be specified in townhouse on the garage side the townhouse street,

**360-80.3 Industrial or Commercial Curbing.** Industrial or commercial curbing shall meet the following requirements:

- A. Concrete shall be Class "B" (as defined by Georgia Department of Transportation) and have a minimum strength of 3,000 PSI at 28 days.
- B. Typical minimum section shall be 8" × 24" × 14".
- C. Vertical curbing only.

**360-80.4 Collector and Arterial Curbing.** Collector and Arterial curbing shall meet the following requirements:

- A. Concrete shall be Class "B" (as defined by Georgia Department of Transportation) and have a minimum strength of 3,000 PSI at 28 days.
- B. Typical minimum section shall be 8" × 30" × 14".
- C. Vertical curbing only.

#### **360-80.5 Construction Methods.**

- A. Curb and gutter shall be set true to line and grade, be field staked, and finished to the section shown on the plans. Along the Project Access Improvements of a road which the Department of Transportation has identified for resurfacing within one year of the new construction, the grade of the new gutter shall be placed 1 inch above the Project Access Improvement pavement grade in areas where drainage will not be adversely affected.
- B. Line and grade shall be field staked for grades less than two percent and grades over 12 percent, and within 100 feet in both directions from all low points.
- C. One-half inch expansion joints or premolded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.
- D. Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
- E. Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

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### Section 360-90. Sidewalk Requirements.

**360-90.1 Sidewalks.** Sidewalks and curb ramps shall be constructed in all new development or redevelopment along all abutting or internal streets, existing or new, private, or public. Whenever a discrepancy occurs between the design and construction standards of this UDO and any state or federal regulation, then the most restrictive shall apply.

**360-90.2 Sidewalk and curb ramp installation and timing.** Sidewalks and curb ramps shall be installed as follows:

- A. *Developers shall connect proposed sidewalks* on developed property to the adjacent property's sidewalks.
- B. *Residential subdivision projects.* Sidewalks and curb ramps, where required, shall be installed on new internal streets (both sides including "eyebrow" turnarounds and cul-de-sacs) and on abutting external streets (abutting side).
- C. *Residential subdivision developer's responsibility.* Developers shall install sidewalks and curb ramps on abutting external streets, "passive" recreation areas, common area and open space prior to the approval of the Final Plat. Sidewalks on "active" recreation area lots shall be installed prior to issuance of a Certificate of Occupancy.
- D. *Homebuilder responsibility.* Homebuilders shall install sidewalks, and curb ramps not required to be installed by developers, on residential lots prior to release of the Certificate of Occupancy for a home.
- E. *Non-residential and non-subdivision projects.* Sidewalks shall be installed on new internal streets (both sides including cul-de-sac and "eyebrow" turnarounds) and on abutting external streets (abutting side) by the lot owner or developer prior to the issuance of a Certificate of Occupancy.
- F. *Performance surety.* Performance surety for sidewalks and ramps not yet installed must be approved by the Director. The surety shall be in an amount acceptable to the County.
- G. *Escrow alternative.* The cost of sidewalk installation may be set aside in escrow with the Department of Transportation if proposed road improvements by the County may impact the location of a sidewalk or if the sidewalk cannot be constructed due to topographic or utility constraints. Costs shall be set at a linear rate by Gwinnett DOT and are subject to include construction, acquisition, and engineering costs for sidewalk projects within the County.

**360-90.3 Sidewalk design and construction standards.** Sidewalks shall be constructed in accordance with the requirements of this section. The Director is authorized to grant Modifications upon specific application due to topographic or drainage difficulty as well as alternative design proposals after receiving a recommendation from the Department of Transportation.

- A. *Width.* Sidewalks shall be at least 4 feet wide on new internal subdivision streets and at least 5 feet wide on abutting external streets with the following exceptions:
  - 1. Sidewalks shall be at least 5 feet wide on new internal streets or drives within the Senior Oriented Residence District (R-SR) and Office-Residential District (O-R).
  - 2. Sidewalks shall be at least 5 feet in width on new local non-residential streets and 5 feet in width for new local residential streets in the TND and Mixed-Use Districts (MU-N, MU-C and MU-R) and shall conform with this Section and any additional requirements of Sections 210-190 through 210-225.
- B. *Setback.* Sidewalks shall be located at least 2 feet from the back of curb. The area between the curb and the sidewalk shall consist of grass or landscaping and shall be consistent with the requirements of

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this UDO. Where no curb exists, or if road improvements are proposed for installation by the County, sidewalks, including appropriate storm-water infrastructure, shall be constructed in a location acceptable to the Gwinnett County Department of Transportation.

- C. *Cross slope.* Sidewalks shall be constructed with a cross slope of 0.25 inch per foot. Sidewalks shall maintain this cross slope at driveway crossings or transition the sidewalk to a driveway with ramps and detectable warnings.
- D. *Material.* Class "B" concrete (as defined by Georgia Department of Transportation) with a minimum strength of 2,200 PSI at 28 days.
- E. *Final stabilization.* Disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed or landscaped.
- F. *Georgia Department of Transportation controlled roads.* Sidewalks located in the right-of-way of roads under the jurisdiction of the Georgia Department of Transportation shall be constructed in accordance with Georgia Department of Transportation design and construction standards.
- G. *Sidewalk curb ramp design and construction standards.* Intersection radius curb ramps shall be provided at street intersections. Straight ramps may be provided at intersections of curbed driveways and at streets without sidewalks. Curb ramps shall meet the requirements of the *Americans with Disabilities Act*.
- H. *Damage repair.* Damage to roads, sidewalks, curbs, and ramps caused by construction or development activity shall be repaired at no cost to the County within 30 days or prior to issuance of a Certificate of Occupancy, whichever is earlier.

### Section 360-100. Multi-Use Path Requirements.

**360-100.1** Multi-use paths shall be provided along all arterial streets. Also, where a proposed development is shown with roadway frontage along a roadway that is classified as being within the Gwinnett Countywide Trails Master Plan, the developer shall be responsible for the construction of a minimum 12-foot trail along the road frontage. The developer/builder shall coordinate with the Department of Transportation for location and approval. Where provided multi-use paths shall comply with the provisions of this section as well as the provisions contained in Chapter 360 of this UDO and shall meet the following requirements:

**360-100.2 Width.** Multi-use trails and paths shall be a minimum of 12 feet in width.

**360-100.3 Material and construction details.**

- A. A multi-use path that is constructed in a floodplain, adjacent to a stream, or adjacent to undisturbed land shall be asphalt or concrete or approved alternative such as pervious asphalt, or pervious pavement. In all other cases, a multiuse path shall be concrete.
- B. Multi-use paths shall be designed to minimize direct auto-pedestrian and/or auto-conflicts by such means as striping and signs.
- C. Multi-use paths shall be connected to crosswalks at intersections where applicable.

### Section 360-110. Greenway Requirements.

**360-110.1** Greenways shall be designed and developed in coordination with the Gwinnett Countywide Trails Master Plan Trails Master Plan. Greenways, where provided, shall comply with the provisions of this section as well as the provisions contained in Chapter 360 of this UDO and shall meet the following requirements:

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- A. For width, materials, and design standards, refer to the Gwinnett Countywide Trails Master Plan Update.
- B. Construction Obligation. The greenway shall be constructed by the developer prior to issuance of a Certificate of Occupancy, or in the case of residential subdivisions, prior to the approval of the Final Plat.
  - 1. *Residential subdivision developer's responsibility.* Where required, developers shall install greenways on open space, common area and abutting external streets, prior to the approval of the Final Plat. Greenways on "active" recreation area lots shall be installed prior to issuance of a Certificate of Occupancy.
  - 2. *Homebuilder responsibility.* Homebuilders shall install greenways not required to be installed by developers on building lots prior to release of the Certificate of Occupancy for a home.
  - 3. *Non-residential projects.* Greenways, where required, shall be installed prior to the issuance of a Certificate of Occupancy.
  - 4. *Performance surety.* Performance surety for greenways not yet installed must be approved by the Director. The surety shall be in an amount and form acceptable to the County.

### **360-110.2 Greenway Maintenance and Liability.**

**County Maintenance.** The County will accept maintenance responsibility similar to its maintenance for County-owned park property, for a greenway if the Director of Community Services or designee finds all of the following:

- A. The applicant requests that the County assume the responsibilities
- B. The greenway lies within an easement or right-of-way granted to the County for trail purposes
- C. The greenway has been constructed to County standards
- D. The greenway is physically continuous for at least 1/4-mile along the designated route. This requirement for a minimum length of route segment or route spur will be waived if the primary network greenway has not been made part of a physically continuous segment of at least 1/4-mile within two years after completion of the segment under consideration.
- E. If the applicant desires to use a private security force to patrol the greenway area, the owner has signed an agreement holding the County harmless from all claims, suits, or actions of any nature, caused, or arising out of the actions of the private security force, its subcontractors, agents, or employees

**360-110.3 Owner/Applicant maintenance.** The owner/applicant retains maintenance responsibilities unless these responsibilities are accepted by the County. Where the applicant retains maintenance responsibilities, the greenway must be maintained at a level at least equal to those design standards as required by the Gwinnett Countywide Trails Master Plan.

## **Section 360-120. Traffic Control Devices.**

**360-120.1 Traffic Control Signs.** Street signs, traffic control signs, and devices such as striping and signalization, shall be provided through payment of fees to the Department of Transportation for the installation thereof.

**360-120.2 Street Name Signs.** Public street name signs shall have a green background with white legends mounted on channelized posts. Private street name signs shall have a blue background with white legends mounted on channelized posts. Alternate post material shall be subject to the review and approval of the Department of Transportation. The posts and signs will be furnished and installed by the County at all street

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intersections. The developer (or homeowners association in the event an alternate signpost is chosen at a later date) shall pay the County's costs.

**360-120.3 Traffic Signals and Signs.** All traffic signals and signs shall conform to the Manual on Uniform Traffic Control Devices (no decorative traffic control devices will be allowed) or as per Gwinnett County Department of Transportation.

**360-120.4 Striping Requirements.** All newly constructed streets having four or more lanes (including auxiliary lanes) and existing streets being widened with one or more additional lanes shall be striped or the payment of said striping costs shall be required from the Developer by the Department of Transportation prior to the Approval of Development Conformance for the project. Striping shall be accomplished with paint meeting Georgia Department of Transportation standards conforming to the Manual on Uniform Traffic Control Devices.

**360-120.5 Payment of Fees.** Payment for materials and installation of street name and traffic control signs in new developments shall be required by the Department of Transportation prior to the approval of the Final Plat for new subdivision streets and the Approval of the Development Conformance for all other developments.

### Section 360-130. Traffic Calming Devices.

**360-130.1** Subdivision streets shall be designed in accordance with the Gwinnett County Traffic Calming Guide. The maximum length of roadway section between speed control points, as defined by the Traffic Calming Guide, shall be 500 feet.

**360-130.2** The traffic-calming plan is subject to review and approval by the Department of Transportation. The Director of the Department of Transportation may grant modifications.

### Section 360-140. Private Streets and Alleys.

#### **360-140.1 Private Streets and Alleys Permitted.**

- A. Application for approval of private streets shall be considered by the Board of Commissioners. Notwithstanding other provisions of the UDO, the Board of Commissioners may impose conditions on the approval of private streets to ensure the health, safety, and welfare of the general public and to mitigate potential problems with private streets.
- B. Alleys intended to serve as private access route in the rear of buildings shall be permitted, constructed, and maintained as private driveways, and in substantial conformance with the UDO Design Guidelines. Application for approval of such private alleys may be considered by the Director of Department of Planning and Development.

#### **360-140.2 General Provisions.**

- A. It shall be unlawful for any person, firm, or corporation to construct a new private street or alley, or alter an existing private street or alley, or to cause the same to be done without first obtaining a development permit, for such construction or alteration, from the Department.
  - 1. All private streets shall be constructed to the roadway construction standards for public streets as required by the UDO and contained herein. All private alleys shall be designed and constructed as private driveways as required by the UDO. No permit for a private street or alley shall be issued unless the proposed roadway improvements are in conformity with the standards and requirements for public streets and the applicable provisions of the UDO.
  - 2. For setback purposes, front setbacks shall be measured as if the streets were public streets, or as approved by individual variances. Rear setbacks of lots adjacent to alleys shall be a minimum of 5 feet measured from the rear property line of such lot.



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3. The subdivider/developer shall comply with the Department of Fire and Emergency Services general order for security gate access if a gated development is proposed.
4. All provisions of the UDO regarding roadways, water lines, sewer lines, stormwater facilities and their appurtenances, including the design, submittal of plans, required improvements, etc., shall apply to all developments with private streets or alleys approved pursuant to this section.
5. The subdivider/developer shall comply with the standards and requirements of the Department of Water Resources for the installation of water and sanitary sewer mains within private developments/subdivisions.
6. The subdivider/developer shall establish a mandatory property owners association, with bylaws and/or covenants which shall include the following:
  - a. Mandatory membership of all purchasers of lots therein and their successors
  - b. Responsibility for maintenance, insurance, and taxes
  - c. Equitable sharing of the cost of maintenance
  - d. Authority to place liens on the real property of members who fail to pay their dues or assessments
7. No Final Plat or development permit involving any private street shall be approved unless said Final Plat or development permit conforms to the requirements of this section.

### **360-140.3 Street Names and Address Assignments for Private Streets.**

- A. Proposed names for private streets shall follow the same rules as for public streets.
  1. The subdivider of land involving a private street shall install street signs with the street name and designation "private," as approved by the Department.
  2. Address assignments will be in accordance with this UDO.

### **360-140.4 Easements for Private Streets or Alleys.**

- A. Easements for private streets shall be designated on Final Plats as general purpose public access and utility easements, along with the name of said street. Said easement shall at minimum be of the same width as that required for the right-of-way of a public street as shown on the Long Range Road Classification Map for the type of public street (local, collector, etc.) most closely resembling the proposed private street.
- B. In cases where alleys are intended to serve as private service or access route, either with or without utility easement, for more than two properties, then the alleys shall have a minimum easement width of 20 feet and shall be designated on Final Plats as private access and utility easement, as applicable, and on its own discrete parcel to be dedicated to a private property association.
  1. Easements for private streets and alleys shall not be included in any calculation of minimum lot size as established by this UDO.
  2. In the cases of private streets where roadway improvements are not required (i.e., exemption plat, minor subdivision), the general purpose public access and utility easement for the private street shall be shown in a manner on the plat such that each lot fronting the private street extends to the centerline of the private street. No lot shall be permitted to be divided by the general purpose public access and utility easement required and established for a private street.
  3. In the cases of private streets where roadway improvements are required, the general purpose public access and utility easement for a private street shall be drawn as its own discrete parcel to be dedicated to a private homeowners association (i.e., not shown to be a part of any lot).

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### **360-140.5 Maintenance.**

- A. Gwinnett County shall not maintain, repair, resurface, rebuild, or otherwise improve streets, signs, drainage improvements, or any other appurtenances within general purpose public access and utility easements established for private streets or alleys.
1. Gwinnett County assumes full responsibility for the repair and maintenance of the water and/or sanitary sewer mains and appurtenances and any areas disturbed by repair or maintenance efforts will be restored to as near to its original condition as is feasible. Permanent repairs to the streets shall be made by the homeowners associations or other entity having maintenance responsibility for the development. Driveways and sidewalks will be repaved, sodded or landscape areas will be graded, smoothed, reseeded or resodded where appropriate. Maintenance responsibility by Gwinnett County for individual sanitary sewer stubs shall extend to the end of the standard six-inch stub, and to the water meter for individual water lines.
  2. A private maintenance covenant recorded with the Clerk of the Superior Court shall be required for any private street, alley and other improvements within general purpose public access and utility easements established for private streets and alleys. The covenant shall set out the distribution of expenses, remedies for non-compliance with the terms of the agreement, rights to the use of easements, and other pertinent considerations. The covenant shall specifically include the following terms:
    - a. The covenant shall establish minimum annual assessments in an amount adequate to defray costs of ordinary maintenance and procedures for approval of additional needed assessments. The covenant shall also specify that the funds from such assessments will be held by a homeowners or property owners association in cases of a subdivision fronting on a private street or containing a private alley.
    - b. The covenant shall specify that the property owners association shall be responsible for the maintenance and repair of the stormwater drainage system and all common areas within the development.
    - c. The covenant shall include a periodic maintenance schedule.
    - d. The covenant for maintenance shall be enforceable by any property owner served by the private street or alley.
    - e. The covenant shall establish a formula for assessing maintenance and repair costs equitably to property owners served by the private street or alley.
    - f. The covenant shall run with the land.
  3. The Board of Commissioners may, at its discretion, as a condition of approving private streets, require a performance bond and/or maintenance bond be submitted by the subdivider and held by a homeowners or property owners association, or the Board may require that the subdivider pay an amount of money as recommended by the Director into an escrow account or other suitable account for the construction, maintenance and repair of private streets and stormwater management improvements, to be drawn from by the homeowners or property owners association as the need may arise.

**360-140.6 Specifications for Final Plats Involving Private Streets.** No Final Plat involving a private street shall be approved by the Department for recording unless and until it shall contain the following on the face of the plat:

- A. Deed book and page reference to the recorded covenant required in Section 360-120.5 Maintenance, as listed above.

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1. "Gwinnett County has no responsibility to build, improve, maintain, or otherwise service the private streets, drainage improvements, and other appurtenances contained within the general public purpose access and utility easement or easements for private streets shown on this plat."
2. "Grant of Easement. The general purpose public access and utility easement(s) shown on this plat for private street(s) is hereby granted and said grant of rights shall be liberally construed to provide all necessary authority to the County, and to public or private utility companies serving the subdivision, for the installation and maintenance of utilities, including, but not limited to electric lines, gas lines, telephone lines, water lines, sewer lines, cable television lines, and fiber optic cables, together with the right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines.

Signature of Property Owner                      Date

3. "Certificate of Dedication." All water and sewer lines installed within the general purpose public access and utility easement(s) shown on this plat for private street(s) are hereby dedicated to Gwinnett County.

#### **360-140.7 Requirement for Purchaser's Acknowledgement of Responsibilities for Private Street and/or Alley.**

- A. Prior to the sale or as a condition of the closing of a real estate transaction involving any lot served by a private street or alley in Gwinnett County, the purchaser of said lot shall execute a notarized Purchaser's Acknowledgement of Private Street and/or Alley Construction and Drainage Maintenance Responsibilities set forth below. A copy of the purchaser's acknowledgement shall be retained by the subdivider or seller and shall be required to be submitted as a condition of a Building Permit for a principal building on said lot:

"Purchaser's Acknowledgement of Private Street and/or Alley and Drainage Maintenance Responsibility."

(I) (We) have read the Declaration of Covenant which pertains to the lot that is the subject of this real estate transaction \_\_\_\_\_(insert address or attach legal description). (I) (We) understand that the Declaration of Covenant applies to the lot that (I am) (we are) purchasing and requires (me) (us) to provide a specified percentage or amount of the financing for the construction and maintenance of any private street (and/or alleys) and drainage facilities serving the lot which (I am) (we are) purchasing, and that owners of other lots in this plat may sue and recover for those costs which this covenant requires (me) (us) to pay, plus their damages resulting from (my) (our) refusal to contribute, plus reasonable attorney's fees. (I) (we) further understand that the County has no obligation to assist with the maintenance and improvement of the private street or alley, drainage facilities, and other appurtenances within the general purpose public access and utility easement for the private road serving the lot in question. (I) (we) understand that a copy of this purchaser's acknowledgement shall be required as a condition of the issuance of a building permit for a principal building on the lot (I am) (we are) purchasing.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

## Chapter 370. Street Lighting

### Section 370-10. Responsibility for Street Lighting on Public Roads.

Except as otherwise provided for in this UDO, the responsibility for providing street lighting for the public streets, roads, highways, and sidewalks in the unincorporated area of the County rests with the Board of Commissioners. No street or roadway lighting of the public streets, roads, highways, or sidewalks in the unincorporated area of the County is permitted unless provided for by the Board of Commissioners.

### Section 370-20. Street Lighting in Overlay Zoning Districts.

In addition to the requirements of Chapter 370, street lighting for overlay districts shall also meet the requirements of Chapter 220. Should a conflict arise between the requirements of Chapter 220 and this Chapter 370, the requirements of Chapter 220 shall take precedence.

### Section 370-30. Specifications.

Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation (Georgia DOT).

### Section 370-40. Installation of Street Lights.

The installation and operation of lighting fixtures located within the rights-of-way of any public street, road, highway, sidewalk, or alley in the unincorporated areas of the County or fixed to any pole, lamppost, standard or other supporting device, which is located within such rights-of-way, will comply the following procedures:

- A. Plans and specifications for the proposed installation showing compliance with the standards in this Chapter shall be submitted to the Director of the Department of Transportation or a designee thereof for approval. No installations will be made without this approval.
- B. Roadway or street lighting luminaries or fixtures installed within the public rights-of-way as "security lights" or for the purpose of lighting areas other than the public streets shall require the approval of the Director of the Department of Transportation or a designee thereof before installation of such lights.
- C. Fixtures for illuminating areas adjoining the public streets, roads, and the like, such as parking areas and driveways, shall be mounted in such a manner as to ensure that the light pattern is kept off the public roadway. When street or roadway lighting luminaries are to be used for security lighting, they will be mounted on the side of the pole that is opposite from the public street and will be mounted to ensure that the lateral light distribution pattern is parallel to the street and the vertical light distribution at the initial light source is perpendicular to the street.
- D. If lighting fixtures of a type other than those in the classification of street or roadway luminaries are to be used or if the proposed lighting is to be installed outside of public rights-of-way, the plans and specifications submitted shall be sufficiently detailed to clearly show that such shall be installed and operated in such a manner to prevent glare from being a hazard to or interfering with the normal use of the public rights-of-way.

### **Section 370-50. Street Lights for New Subdivisions.**

**370-50.1** Street lights shall be provided by the developer in new subdivisions which propose the construction of a new street to be dedicated to the County or which propose lot access to existing County streets.

**370-50.2** Prior to the approval of a Final Plat, the developer shall submit a copy of the approved Subdivision Development Plan to the Traffic and Operations Division of the Department of Transportation. The Traffic and Operations Division shall prepare a street light design drawn on the Subdivision Development Plan based upon the requirements of this Chapter 370. The design shall be forwarded to the appropriate power provider and the developer shall pay the power provider the appropriate cost for materials and installation. Proof of payment to the power provider shall be required.

**370-50.3** All fixtures and poles shall meet the requirements of the County and all maintenance shall be the responsibility of the power provider. Fixtures shall be mounted a minimum of 16 feet above the ground. For subdivisions with street trees, fixtures shall be mounted a maximum of 14 feet above the ground. The County, in addition to other requirements, may require a light to be located at street intersections within the development.

**370-50.4** Upon acceptance of the street light installation by the County, the power provider shall submit monthly bills to the Traffic and Operations Division of the Department of Transportation for payment which will be assessed to the individual lots.

## Chapter 380. Public Utilities Installation

### Section 380-10. Placement of Utilities.

**380-10.1 Underground Utilities to be in Right-of-Way or Easement.** All authorized public underground utilities shall be located within the right-of-way of a public street or within an easement designated for such use. Within a public street right-of-way, placement of the various authorized utilities (power, gas, cable TV, water, and sewer) shall conform to the specific locations designated for such use by Gwinnett County, as illustrated in the Standard Drawings in the Appendix of this UDO.

**380-10.2 Private Underground Utilities Require Department Approval if in the Right-of-Way.** No other underground utilities, such as private lawn sprinkler systems, yard lighting, etc., shall be installed within a public right-of-way or easement except by authorization of the Operations and Maintenance Section of the Gwinnett County Department of Transportation Gwinnett County. Such authorization, if issued, shall require the applicant to assume all repair costs of the applicant's facilities should they be damaged during the course of installation, maintenance, or repair of any roadway facilities or any of the public utilities authorized to occupy said right-of-way or easement.

#### 380-10.3 Easements.

- A. *Dedication requirement.* Temporary construction easements and permanent easements for public utilities, stormwater infrastructure or other public facilities shall be dedicated to Gwinnett County in accordance with County requirements.
- B. *Cleared, opened, and stabilized.* Drainage easements are required for any part of the stormwater infrastructure system or undisturbed drainage features which are designed to carry existing or proposed stormwater runoff. Drainage easements for improved ditches, pipe construction, and stormwater facilities shall be cleared, opened, and stabilized at the time of development to control surface water run-off (See also Chapter 800). Run-off slope and side slopes shall be specified by the authorized registered professional, according to good engineering practice. Drainage easements for stormwater that convey water shall be provided according to the minimum requirements found in Table 380.1 below, conform to County Standards, and centered over the conveyance system. The minimum easement width shall be based on the pipe diameter (span) plus 2 feet plus 2 times the pipe invert depth. This value shall be rounded up to the nearest 5 feet. For pipes exceeding 16 feet in depth, a pre-submittal conference shall be held with the County to determine what additional requirements may be required.

**Table 380.1. Easement Width for Stormwater Infrastructure.**

Pipe Size (In)	Maximum Pipe Invert Depth (Ft.)												
	4	5	6	7	8	9	10	11	12	13	14	15	16
15	20	20	20	20	20	25	25	30	30	30	35	35	40
18	20	20	20	20	20	25	25	30	30	30	35	35	40
24	20	20	20	20	20	25	25	30	30	30	35	35	40
30	20	20	20	20	25	25	25	30	30	35	35	35	40
36	20	20	20	20	25	25	25	30	30	35	35	35	40
42		20	20	20	25	25	30	30	30	35	35	40	40
48		20	20	20	25	25	30	30	30	35	35	40	40

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54			20	25	25	25	30	30	35	35	35	40	40
60			20	25	25	25	30	30	35	35	35	40	40
66				25	25	30	30	30	35	35	40	40	40
72				25	25	30	30	30	35	35	40	40	40

- C. *Width of permanent sanitary sewer easements.* Permanent sanitary sewer easements shall be no less than 20 feet in width when no other parallel utilities are located therein. When warranted, temporary construction easement widths shall be determined by the authorized registered professional.
- D. *Provision for common sanitary/drainage easement.* A common easement for sanitary sewer and drainage purposes may be allowed if the pipes are parallel and at least 10 feet is provided between pipes (on center). The easement width shall be equal to the width shown in Table 380.1 plus the width distance separating the pipes (minimum of 10 feet).
- E. *Watercourse easements.* Drainage easements shall be provided where a development is traversed by or contains a watercourse, impoundment, detention facility, improved channel, floodplain, natural stream, or channel. It shall conform substantially to the flooding limits of the 100-year storm based on fully developed conditions per the Gwinnett County Unified Plan but shall be no less than 20 feet in width.
- F. *Off street right-of-way easements.* Drainage easements off the street right-of-way shall be clearly defined on the Final Plat. The property owner will be required to keep the easement free of obstruction in such a way as to assure the maximum designed flow at all times. The property owner shall not alter any drainage improvements without the prior written approval from the County. Structures shall not be constructed or erected in an easement without the prior written approval from the County. Driveways shall cross an easement as close to perpendicular as practical. Property owners may plant landscaping in an easement that is piped; however, the County is not responsible for replacing the landscape material located in the easement when it is removed to maintain the drainage system.
- G. *Cleared easements to be grassed.* All drainage, sewer, access, or other easements that were required to be cleared shall be fine graded and grassed within 10 days of completing construction work. The use of sediment control measures may be required to protect the area until a comprehensive vegetative cover is obtained.

#### Section 380-20. Water Supply Systems.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 106, Utilities.

#### Section 380-30. Cross-Connection Control and Backflow Prevention.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 106, Utilities.

#### Section 380-40. Disposal of Sanitary Waste.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 106, Utilities.

#### Section 380-50. Private Wastewater Disposal.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 106, Utilities.

### Section 380-60. Sewer Construction Standards.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 106, Utilities.

### Section 380-70. Water and Sanitary Sewer Installation Standards

**380-70.1 Installation and Compaction Required before Pavement or Base.** All water and sanitary sewer utilities and stormwater infrastructure facilities within the curbs shall be installed and the ditches backfilled and thoroughly compacted before any pavement or base is installed. A minimum of 95 percent compaction is required.

**380-70.2 After Base Installed, Utilities to be Bored.** Once the base has been placed, all further installation of utilities under the roadway shall be bored or otherwise comply with Section 380-80.

**380-70.3 Manholes Flush with Finished Grade.** All utility manholes and valve boxes shall be brought flush to the finished grade within the roadway section. If there is a delay in applying the final surface course for new roadway pavement, then the utility manholes and valve boxes shall be brought flush with the finished grade of the intermediate course of the roadway pavement.

**380-70.4 Standard Drawings Apply.** All utility locations shall adhere to the details found in the Standard Drawings in the Appendix of this UDO.

### Section 380-80. Street Cuts.

**380-80.1 Review and Approval by the Gwinnett County Department of Transportation.** All utility construction plans within County right-of-way shall be reviewed and approved by the Gwinnett County Department of Transportation before construction begins. Street cuts shall not be allowed unless deemed absolutely necessary due to the presence of rock, the need to tap into an existing line beneath the road surface, or other circumstance which makes boring impossible or infeasible.

#### **380-80.2 Fees Required.**

- A. No street cut shall be authorized until such Street Cut Fees have been paid.
- B. All street cut repairs must be inspected and approved prior to the release of street cut fees.

#### **380-80.3 Trenches to be Backfilled.**

- A. If approved, all trenches shall be backfilled and compacted the same day the trench is opened.
- B. Trenches under the paving shall be returned to 95 percent compaction.
- C. Trenches elsewhere shall be returned to 90 percent compaction.
- D. See Section 360-70.2 for trench compaction and test requirements.

**380-80.4 Trenches under Paving.** All trenches under paving shall be concreted with 8 inches of Class "A" concrete base and 2 inches of 9.5 mm Superpave Type II wearing course asphalt is to be spread.

- A. The paving cut shall be widened to a minimum of 9 inches beyond the edges of the trench.
- B. The edges of the paving cut shall be smooth.
- C. If the final course of asphalt has been completed prior to the street cut, then milling and inlay of the surrounding area will be required. Limits of mill and inlay are subject to Gwinnett County Department of Transportation approval.

#### **380-80.5 Utility Extension Information.**

- A. Contact the Department of Water Resources or the Department of Planning and Development for public utility extension information from the existing to the proposed development.



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- B. Contact Gwinnett County Department of Transportation at least 24 hours in advance of closure of traffic lanes. All lane closures must meet Manual on Uniform Traffic Control Devices (MUTCD) guidelines.

## Chapter 400. Soil Erosion, Sedimentation, and Pollution Control

### Section 400-10. Title and Purpose.

The real potential exists for excessive quantities of soil to erode from areas that are undergoing land disturbance. The resulting sediment could clog storm sewers and road ditches, add mud to streams and silt lakes, rivers, and reservoirs. Excessive sediment limits the use of water for most beneficial purposes. Sediment choked streams are unsightly and their reduced channel capacity can result in flooding and associated damages, including the threat to the public health and safety. Therefore, it is the purpose of this chapter is to effectively contain soil erosion and sedimentation on the parcels where land is being disturbed by requiring provisions for water disposal and the protection of soil surfaces prior to, during, and after the land disturbance in order to promote the safety, public health, convenience, and general welfare of the citizens of Gwinnett County.

**400-10.1** In the interpretation and application of Chapter 400 of this UDO, all provisions shall be:

1. Considered as minimum requirements.
2. Liberally construed in favor of Gwinnett County.
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

### Section 400-20. Exemptions.

This Chapter shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

**400-20.1** Surface mining, as the same is defined in O.C.G.A. § 12-4-72, The *Georgia Surface Mining Act* of 1968.

**400-20.2** Granite quarrying and land clearing for such quarrying.

**400-20.3** Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion.

**400-20.4** The construction of single-family residences, when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this paragraph; provided, however, that construction of any such residence shall conform to the minimum requirements set forth in Sections 400-30.1, 400-30.2, and 400-30.3 of this UDO, O.C.G.A. § 12-7-6, and this paragraph. For single-family residence construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to O.C.G.A. § 12-5-20 et seq. In any such buffer zone, no land disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the Director of the Environmental Protection Division may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The general provision and minimum requirements of 400-30.1 and the minimum requirements of Sections 400-30.2 and 400-30.3 of this UDO, O.C.G.A. § 12-7-6(b) and the buffer zones provided by this section shall be enforced by the Department.

**400-20.5** Agricultural operations as defined in O.C.G.A. § 1-3-3 to include raising, harvesting, or storing of crops; feeding, breeding, or managing livestock or poultry; producing or storing feed for use in the production of

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livestock, including, but not limited to, cattle, calves, swine, hogs, goats, sheep, and rabbits, or for use in the production of poultry, including, but not limited to, chickens, hens, ratites, and turkeys; producing plants, trees, fowl, or animals; or the production of aquacultural, horticultural, dairy, livestock, poultry, eggs, and apiarian products.

**400-20.6** Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in Subsections 400-30.3.O. and 400-30.3.P of this UDO, no other land disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three years after completion of such forestry practices.

**400-20.7** Any project carried out under the active technical supervision of the Natural Resources Conservation Service of the United States Department of Agriculture. This excludes those land-disturbing activities undertaken by a person who has requested technical advice only rather than active participation from the Natural Resources Conservation Service;

**400-20.8** Any project involving 5,000 square feet or less of disturbed area; provided, however, that this exemption shall not apply to any of the following activities:

1. Any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than 1 acre or; Within 200 feet of the bank of any state waters, and for purposes of this paragraph, "state waters" excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves 5,000 square feet or less of disturbed area and which is within 200 feet of any such excluded channel or drainage way, must prevent sediment from moving beyond the boundaries of the property on which such project is located. The provisions of this paragraph shall not apply to those projects specifically exempted by Sections 400-20.1 through 400-20.7 and Sections 400-20.9 through 400-20.10 of this section.

**400-20.9** Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the Georgia Department of Transportation, the Georgia Highway Authority, the State Road and Tollway Authority, or the Gwinnett County Department of Transportation; provided, however, that construction or maintenance projects of the Georgia Department of Transportation or the State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to the provisions of O.C.G.A. § 12-7-7.1; except where the Georgia Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the local issuing authority, the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;

**400-20.10** Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the local issuing authority shall enforce

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compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and,

**400-20.11** Any public water system reservoir.

### **Section 400-30. Requirements for Erosion and Sedimentation Control Using Best Management Practices.**

**400-30.1 General Provisions.** Excessive soil erosion and resulting sedimentation can take place during land disturbing activities. Therefore, plans for those land-disturbing activities that are not exempted by this Chapter shall contain provisions for the application of soil erosion, sedimentation and pollution control measures and practices. These provisions shall be incorporated into the Erosion, Sedimentation, and Pollution Control Plans. Soil erosion, sedimentation and pollution control measures and practices shall conform to the requirements of Sections 400-30.2 and 400-30.3. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed and continually maintained to prevent or control erosion, sedimentation and pollution during all stages of any land-disturbing activity in accordance with the requirements of this UDO and the NPDES general permit.

#### **400-30.2 Minimum Requirements/Best Management Practices (BMP's).**

- A. Best Management Practices as set forth in Sections 400-30.2 and 400-30.3 shall be required for all land disturbing activities. Proper design, installation, and maintenance of Best Management Practices shall constitute a complete defense to any action by the Director of the Environmental Protection Division or to any other allegation of noncompliance with Subsection B of this Section or any substantially similar terms contained in a permit for the discharge of stormwater issued pursuant to O.C.G.A. § 12-5-30(f), the *Georgia Water Quality Control Act*. As used in this section, the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. § 12-7-6(b).
- B. A discharge of stormwater runoff from disturbed areas where Best Management Practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land disturbance permit issued by Gwinnett County or of any state general permit issued by the Environmental Protection Division of the Georgia Department of Natural Resources pursuant to O.C.G.A. § 12-5-30(f), the *Georgia Water Quality Control Act*, for each day on which such discharge results in the turbidity of receiving waters being increased by more than 25 nephelometric turbidity units (NTU's) for waters supporting warm water fisheries or by more than ten nephelometric turbidity units (NTU's) for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines issued by the Director of the Environmental Protection Division of the Georgia Department of Natural Resources. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than 5 acres.
- C. Failure to properly design, install, maintain, or remove Best Management Practices shall constitute a violation of any land disturbance permit issued by Gwinnett County or of any state general permit issued by the Environmental Protection Division of the Georgia Department of Natural Resources pursuant to O.C.G.A. § 12-5-30(f) for each day on which such failure occurs.
- D. The Director of the Environmental Protection Division of the Georgia Department of Natural Resources may require, in accordance with regulations adopted by the Georgia Board of Natural Resources, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land-disturbing activities occur.

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**400-30.3 Additional Minimum Requirements.** The rules and regulations, ordinances or resolutions adopted pursuant to O.C.G.A. § 12-7-1 et seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and Best Management Practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation which are consistent with, and no less stringent than the state general permit, and those practices contained in the *Manual for Erosion and Sediment Control in Georgia* published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, shall be observed by all land disturbers and plan preparers, as well as the following:

- A. Stripping of vegetation, regrading, and other development activities shall be conducted in a manner so as to minimize erosion.
- B. Cut-fill operations must be kept to a minimum.
- C. Development plans must conform to topography and soil type so as to create the lowest practical erosion potential.
- D. Whenever feasible, natural vegetation shall be retained, protected, and supplemented.
- E. The disturbed areas and the duration of exposure to erosive elements shall be kept to a practicable minimum.
- F. Disturbed soil shall be stabilized as quickly as practicable.
- G. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development. The disturbed area shall be stabilized with temporary vegetation or mulch if land-disturbing activity temporarily ceases for more than 14 calendar days.
- H. Permanent vegetation and structural erosion control measures shall be installed as soon as practicable. The disturbed area shall be stabilized with permanent vegetation if land-disturbing activity ceases for more than 30 calendar days.
- I. To the extent necessary, sediment in run-off water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this paragraph, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of this Chapter and O.C.G.A. § 12-7-1 et seq.
- J. Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping surface of fills.
- K. Cuts and fills may not endanger adjoining property.
- L. Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners.
- M. Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings shall be kept to a minimum;
- N. Land-disturbing activity plans for erosion, sedimentation and pollution control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in Section 400-30.2b.
- O. Except as provided in Subsection P of this section, there is established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director of the Environmental Protection Division determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director of the Environmental Protection Division

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pursuant to O.C.G.A. § 12-2-8, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; or along any ephemeral stream. As used in this paragraph, the term "ephemeral stream" means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year-round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow. Unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to O.C.G.A. § 12-5-440 shall remain in force unless a variance is granted by the Director of the Environmental Protection Division as provided in this paragraph. The following requirements shall apply to any such buffer:

1. No land-disturbing activities shall be conducted within a buffer and it shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed.
  2. Once the final stabilization of the construction site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed.
  3. Exception: Any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed.
  4. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented:
    - a. Stream crossings for water lines; or,
    - b. Stream crossings for sewer lines; and,
    - c. Prior to action by the Director of the Environmental Protection Division, buffer variance requests along state waters with drainage areas greater than 20 acres shall be reviewed for approval or denial by the director using the same buffer variance criteria as adopted by the Board of the Georgia Department of Natural Resources.
- P. There is established a 50-foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to O.C.G.A. § 12-5-20 et seq, except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25-foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the Board of Natural Resources providing for notice to the Environmental Protection Division or the County of the location and extent of the piping and prescribed methodology for minimizing the impact of such piping and for measuring the volume of water discharged by the stream. Any such pipe must stop short of the downstream landowner's property, and the landowner must comply with the buffer requirement for any adjacent trout streams. The Director of the Environmental Protection Division may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the

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project plans and specifications and are implemented. The following requirements shall apply to any such buffer:

1. No land-disturbing activities shall be conducted within a buffer and it shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed.
2. Once the final stabilization of the construction site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed.
3. Exception: Any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and,
4. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented:
  - a. Stream crossings for water lines; or,
  - b. Stream crossings for sewer lines.

#### **Section 400-40. Proof or Presumption of Violation by Injury.**

The fact that land-disturbing activity for which a land disturbance permit has been issued results in injury to the property of another shall neither constitute proof of, nor create a presumption of, a violation of the standards provided for in this UDO or the terms of a land disturbance permit.

#### **Section 400-50. Permit Application and Plan Requirements.**

**400-50.1 General.** The property owner, developer and designated planners and engineers shall review the general development plans and detailed plans of Gwinnett County that affect the tract to be disturbed and the area surrounding it. They shall review the UDO and any other ordinances, regulations, or permits that regulate the development of land within the unincorporated areas of Gwinnett County. However, the operator is the only party who may obtain a land disturbance permit.

##### **400-50.2 Application Requirements.**

- A. *Land Disturbance Permit Required.* Land-disturbing activities within the jurisdictional boundaries of Gwinnett County shall not be conducted by any person without first obtaining a land disturbance permit from the Gwinnett County Department of Planning and Development to perform such activity and providing a copy of the NOI submitted to the Environmental Protection Division if applicable. If land is to be disturbed or developed in phases, then a separate land disturbance permit shall be required for each phase.
- B. *Application Submittal.* The application for a permit shall be submitted to the Gwinnett County Department of Planning and Development and shall include the applicant's Erosion, Sedimentation, and Pollution Control Plan accompanied by supporting data as necessary. Plans shall include, as a minimum, the data specified in Section 400-30.2 and 400-30.3. Erosion, Sedimentation, and Pollution

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Control Plans, together with supporting data, shall demonstrate affirmatively that the land-disturbing activity proposed will be carried out in such a manner that the provisions of Sections 400-30.2 and 400-30.3 will be met. Applications for a permit will not be accepted unless accompanied by a full set of the applicant's Erosion, Sedimentation, and Pollution Control Plans. All applications shall contain a certification stating that the plan preparer, or the designee thereof, visited the site prior to creation of the plan in accordance with the Environmental Protection Division Rule 391-3-7.10.

- C. *Fees.* A land disturbance permit fee, in an amount as established by the Board of Commissioners, shall be charged for each acre or fraction thereof in the project area. In addition to the land disturbance permit fee, fees shall be assessed pursuant to O.C.G.A. § 12-5-23(a) (5), provided that such fees shall not exceed \$80.00 per acres of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In a jurisdiction that is certified pursuant O.C.G.A. § 2-7-8(a), half of such fees levied shall be submitted to the Georgia Environmental Protection Division; except that any and all fees due from an entity that is required to give notice pursuant to O.C.G.A. § 12-7-17(9) and (10) shall be submitted in full to the Georgia Environmental Protection Division regardless of the existence of a Local Issuing Authority in the jurisdiction. The local issuing authority with plan review authority shall approve or disapprove a revised plan within 35 days of receipt.
- D. *Review by County Departments.* After having received a complete land disturbance permit application, having reviewed same by the Department of Planning and Development, and finding it to be in compliance with all titles of this UDO, the requirements of Chapter 400 and any variances required by Subsections 400-30.3.O. and 400-30.3.P. are obtained, the Department of Planning and Development shall issue the land disturbance permit.
- E. *Permit Suspension, Revocation, or Modification.* The land disturbance permit may be suspended, revoked, or modified by the Department of Planning and Development, as to all or any portion of the land affected by the plan, upon finding that the holder or the holder's successor in the title is not in compliance with the approved Erosion, Sedimentation, and Pollution Control Plan or that the holder or the holder's successor in title is in violation of this Chapter. A holder of a land disturbance permit shall notify any successor in title to the holder as to all or any portion of the land affected by the approved plan of the conditions contained in the permit. If a permit applicant has had two or more violations of previous permits of this Chapter, of this ordinance section or of the Erosion and Sedimentation Act, as amended, within three years prior to the date of filing the application under consideration, the local issuing authority may deny the permit application.

### **400-50.3 Plan Requirements.**

- A. Plans shall be prepared as outlined in Chapter 330 of this UDO.

## **Section 400-60. Inspections.**

**400-60.1** The Department will periodically inspect the sites of land-disturbing activities for which land disturbance permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures and practices required in the plan are effective in controlling erosion and sedimentation. Also regulated by Gwinnett County are both primary; secondary, and tertiary permittees as such terms are defined in the state general permit. Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities.



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**400-60.2** The Director shall have the power to conduct such investigations as reasonably deemed necessary to carry out the duties as prescribed in this ordinance, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.

**400-60.3** Entry or access shall not be refused by any person to any authorized representative or agent of the Department who requests entry for the purpose of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.

### **Section 400-70. Violations, Enforcement, and Penalties.**

Any action or inaction that violates the provisions of this Chapter 400 shall be subject to the enforcement actions and penalties identified in Chapter 120 of this UDO.

### **Section 400-80. Education and Certification Required.**

**400-80.1** Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the Georgia Soil and Water Conservation Commission in consultation with the Environmental Protection Division (EPD) of the Department of Natural Resources and the stakeholder advisory board created pursuant to O.C.G.A. § 12-7-20.

**400-80.2** For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the Georgia Soil and Water Conservation Commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.

**400-80.3** Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this ordinance.

**400-80.4** If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of O.C.G.A. § 12-7-19(b)(1), then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in O.C.G.A. § 12-7-19(b)(4) and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

### **Section 400-90. Variance and Appeal.**

#### **400-90.1 Variance and Appeal.**

- A. A variance from the requirements of this chapter or of the decision or interpretation of the Director shall be submitted by the property owner on an application form as prescribed by the Department, along with such fees as may be established from time-to-time by the Board of Commissioners.
- B. The suspension, revocation, or modification with condition of a permit by the Department of Planning and Development upon finding that the holder is not in compliance with the approved erosion and sediment control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of this chapter of the UDO; shall entitle the person submitting the plan or holding the permit to a hearing before the Board of Construction Adjustments and Appeals to be scheduled in their

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normal course of business after receipt by the Department of Planning and Development of written notice of appeal.

- C. The property owner shall state clearly why the requirements of this chapter cannot be met or why the interpretation or decision of the Director is in error.
- D. The Director shall transmit a copy of the appeal application to all affected County departments, including the Soil and Water Conservation District, soliciting their respective recommendations and coordinate the recommendations of each respondent. The other responses together with the director's recommendation shall be forwarded to the Board of Construction Adjustments and Appeals, with the exception of appeals from buffer variance request decisions, for final action in their normal course of business.
- E. Buffer variance appeals shall be decided upon by the Soil and Water Conservation District in their normal course of business whose decision shall be final. An appeal in conflict with the provisions of the Georgia Erosion and Sedimentation Act, O.C.G.A. § 12-7-1 et seq., shall not be considered or approved by the Board of Construction Adjustments and Appeals.
- F. After final action by the Board of Construction Adjustments and Appeals, the Director shall transmit a copy of said action to the Soil and Water Conservation District of Gwinnett County and to the property owner.
- G. Any person aggrieved by a decision or order of Gwinnett County, after exhausting his or her administrative appeals, shall have the right to appeal de novo to the Superior Court of Gwinnett County.

## Chapter 500. Riparian Buffers

### Section 500-10. Stream Buffer Protection.

#### 500-10.1 Applicability.

- A. Chapter 500 of this UDO shall apply to all land development activity on property containing a stream protection area as defined in Chapter 110 of this UDO. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under State law and approval or exemption from these requirements do not constitute approval or exemption from buffer requirements established under State law or from other applicable local, State or Federal regulations.
- B. After April 1, 2005, this Section 500-10 shall apply to new subdividing, land development, and platting activities

**500-10.2 Grandfather Provisions.** This Section 500-10 of the UDO shall not apply to the following types of applications, but such work shall be subject to the provisions of stream buffer protection regulations in effect at the time of the subject application:

- A. Work consisting of the repair, maintenance or replacement within the same disturbed area of any lawful use of land that is zoned and approved for such use on or before the effective date of this UDO.
- B. Any lawful land development activity that is under construction, has a valid permit, or has submitted a valid and complete application for a permit as of April 1, 2005, which has not expired.
- C. Any lawful land development activity that has not been submitted for approval, but that is part of a larger approved master development plan, such as a house in a subdivision, building in an office park, or planned greenway, which has a valid master plan development permit and a partially or wholly recorded plat prior to April 1, 2005.

#### 500-10.3 Exemptions.

- A. The following specific activities are exempt from this Section 500-10, however any activity within a state waters' buffer must meet State requirements:
  - 1. Activities for the purpose of building one of the following:
    - a. A perpendicular stream crossing by a driveway, transportation route including but not limited to bike paths and pedestrian trails, or utility line.
    - b. Public water supply intake or public wastewater outfall structures.
    - c. Land development necessary to provide access to a property.
    - d. Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the water body, fishing platforms and overlooks.
    - e. Unpaved foot trails and paths.
    - f. Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.
    - g. Stormwater outfalls to the stream, by pipe or channel, necessary to protect the buffer from erosion caused by high flow velocities due to steep slopes.
  - 2. Public sewer line installation in easements running parallel with the stream where necessary, except that all easements (permanent and construction) and land disturbance within a state

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waters' buffer must meet State requirements. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Subsection 500-10.3A.1., above.

3. Land development activities within a dedicated transportation right-of-way existing at the time this UDO takes effect or approved under the terms of this UDO.
  4. Within an easement of any utility existing at the time this UDO takes effect or approved under the terms of this UDO, land-disturbing activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
  5. Emergency work necessary to preserve life or property. However, when emergency work is performed under this subsection, the person performing it shall report such work to the Department of Planning and Development on the next business day after commencement of the work. Within 10 business days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the Department of Planning and Development to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
  6. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land-disturbing activity other than normal forest management practices will be allowed on the entire property for three years after the end of the activities that intruded on the buffer.
- B. Exemption of these activities does not constitute an exemption for any other activity proposed on a property.

#### **500-10.4 Land Development Requirements.**

- A. Buffer and setback requirements.
1. All land development activity subject to this UDO shall meet the following requirements:
    - a. An undisturbed buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. The land forming the bank is also considered part of the buffer for purposes of this UDO.
    - b. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed buffer, in which all impervious cover shall be prohibited including, but not limited to, buildings, parking areas, driveways, and concrete retaining walls. Grading, filling and earthmoving shall be minimized within the setback.
    - c. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.
- B. Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Subsection 500-10.4C below.
- C. Variance Procedures. Variance requests from the requirements of this Section 500-10 shall be submitted on an application form as prescribed by the Director of the Department of Planning and Development or the Director's designee, along with such fees as shall be established by the Board of Commissioners. The Director of the Department of Planning and Development or the Director's

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designee shall coordinate the review of each variance request with all other affected County departments and shall forward such comments or recommendations as may be received to the Board of Construction Adjustments and Appeals for action in their normal course of business. This section describes how to apply for a variance from this chapter, however any activity within a state waters' buffer must meet State requirements. Variances may be granted in accordance with the following provisions:

1. The Board of Construction Adjustments and Appeals shall grant no variance from any provision of this UDO without first conducting a public hearing on the application for variance and authorizing the granting of the variance by an affirmative vote of the Board of Construction Adjustments and Appeals. The Department of Planning and Development shall give public notice of each such public hearing in the local organ of Gwinnett County at least once a week for two consecutive weeks before it is heard. The Department of Planning and Development shall require that the applicant post a sign giving notice of the proposed variance and the public hearing at least 15 days prior to the date of the hearing. The sign shall be of a size and posted in right-of-way.
2. No application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12- month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be reconsidered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals.
3. Variances will not be considered when, following adoption of this UDO, actions of any property owner of a given property have created conditions of a hardship on that property. Variances will be considered only in the following cases:
  - a. The applicant provides evidence that impacts to the buffer have been avoided or minimized to the fullest extent practicable.
  - b. The project involves the construction or repair of a structure that, by its nature, must be located within the buffer. Such structures include dams and detention/retention ponds.
  - c. Paved recreational foot trails and viewing areas, providing that impacts to the buffer are minimal; or
  - d. The proposed land-disturbing activity within the buffer will receive a permit from the United States Army Corps of Engineers (USACE) under Section 404 of the Federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has received a mitigation plan to be implemented as a condition of such a permit. In addition, land-disturbing activities in the buffer that are outside the USACE's jurisdiction must be mitigated.
  - e. The buffer intrusion is mitigated using the procedure established in the Gwinnett County Stormwater Management Manual.
  - f. A valid and complete application for rezoning of the property is submitted prior to the effective date of this UDO and approval of the rezoning by the Board of Commissioners occurs after the effective date of this UDO, and the variance request is consistent with the intent of this UDO factoring into account the property owner's reliance on standards in effect at the time of the rezoning.
4. At a minimum, a variance request shall include the following information:
  - a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;

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- b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
  - c. A dated site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
  - d. Documentation that impacts to the buffer have been avoided or minimized to the fullest extent practicable;
  - e. A calculation of the total area and length of the proposed intrusion;
  - f. A stormwater management site plan, if applicable;
  - g. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed;
  - h. A description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary;
  - i. Any other reasonable information related to the project that the Department of Planning and Development may deem necessary to effectively evaluate the variance request;
  - j. A copy of the permit application, supporting documentation, and proposed mitigation plan as submitted to the United States Army Corps of Engineers under Section 404 of the Federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, if applicable;
  - k. A copy of the permit application, supporting documentation, and proposed mitigation plan as submitted to the Georgia Environmental Protection Division for a variance from the state waters' buffer; and
  - l. A buffer mitigation plan in accordance with the procedure outlined in the Gwinnett County Stormwater Management Manual.
5. The following factors will be considered in determining whether to issue a variance:
- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
  - b. The locations of all streams on the property, including along property boundaries as determined from field inspection.
  - c. The location and extent of the proposed buffer or setback intrusion.
  - d. Whether alternative designs are possible which require less intrusion or no intrusion.
  - e. The long-term and construction water-quality impacts of the proposed variance.
  - f. Whether issuance of the variance is at least as protective of natural resources and the environment.
  - g. The value of mitigation activities as calculated in accordance with the Gwinnett County Stormwater Management Manual.
6. Administrative variances may be considered for projects which have water quality impacts which have been determined equal to or less than 0.1 units for the entire project site or development area.

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**500-10.5 Special Buffer Regulations and Requirements.** In addition to the other provisions of Section 500-10, the following requirements shall apply. Whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall take precedence.

The Grandfather Provisions, Exemptions, and Variance Procedures Sections of Section 500-10, Stream Buffer Protection, do not apply to this subsection. Applicable exemptions and variances are given below.

- A. *Big Haynes Creek and Alcovy River Watershed protection requirements.* This Section of this UDO is adopted pursuant to Georgia Department of Natural Resources Rules for Environment Planning Criteria for water supply watersheds (O.C.G.A 391-3-16).
1. Stream buffer zone/impervious surface setbacks shall meet minimum criteria for Large Water Supply Watersheds (O.C.G.A 391-3-16 (6)).
    - a. Roadways, bridges and drainage structures may encroach upon required buffers and setbacks where such structures are necessary to provide access. Such roadways and bridges shall cross streams perpendicularly where reasonably possible. The number of such stream crossings and associated structures shall be minimized to the greatest extent possible.
    - b. Limited minor land disturbances, such as trails and picnic areas are exempt.
  2. Lots of record. All lots or parcels of record as of the October 28, 1997, in the Big Haynes Creek Watershed and November 28, 2000, in the Alcovy River Watershed and all lots or parcels which have been submitted by way of preliminary plat and approved by the Department of Planning and Development in accordance with the provisions of Title 2 of this UDO, as of October 28, 1997, within the Big Haynes Creek Watershed and November 28, 2000, within the Alcovy River Watershed, that are made unbuildable by the buffer and setback provisions, may still be developed on a case-by-case basis. Requests for development of these lots shall be made to the Director of the Department of Planning and Development as Administrative Variances. If development is allowed, the maximum possible impervious surface setback and stream buffer width, given the configuration of the lot, shall be maintained.
  3. Limitation on variances. Variances from the provisions of Subsection A (Big Haynes Creek and Alcovy River Watershed Protection Requirements) are prohibited except as provided by Subsection A.2.
- B. *Chattahoochee Corridor.*
1. Vegetation shall be left in its natural state, and impervious surfaces shall not be permitted, for a distance of 50 horizontal feet as measured from both banks of the Chattahoochee River and its impoundments, and for a distance of 35 horizontal feet as measured from both banks of all other flowing stream channels within the Chattahoochee Corridor, except for footpaths, designated public access areas, river or stream crossings by transportation facilities, public water supply intake structures, public wastewater treatment plant outfalls and utility line crossings.
  2. Subject and in addition to the restrictions set forth in Subsection 500-10.5B.1. herein, impervious surfaces and structures shall not be permitted within, on or over any land that is 150 horizontal feet or less from either bank of the Chattahoochee River and its impoundments, except for footpaths, designated public access areas, river or stream crossings by transportation facilities, public water supply intake structures, public wastewater treatment plant outfalls and water supply and sewerage manholes that are designed and built at grade, unless it is determined by the Atlanta Regional Commission, after consideration by a Committee of the Atlanta Regional Commission as authorized by the Atlanta Regional Commission, and based in part upon the affidavit of, and substantial evidence submitted by, a registered professional engineer qualified in water quality and hydrology that the impervious surfaces and structures will not be harmful to

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the water and land resources of the Chattahoochee Corridor, will not significantly impede the natural flow of flood waters and will not result in significant land erosion, stream bank erosion, siltation or water pollution.

3. Not including the impervious surfaces and structures that are excepted above, any impervious surfaces or structures that, in the judgment of the Atlanta Regional Commission, must legally be permitted within, on or over any land that is 150 horizontal feet or less from either bank of the Chattahoochee River and its impoundments on lots of record as of March 16, 1973, for the portion of the Chattahoochee Corridor between Buford Dam and the downstream limit of the City of Atlanta water intake, which were designated by the local governing authority for a single-family detached residential use, shall meet the following standard: For each one foot incursion into the 150 foot impervious surface buffer, one foot of natural vegetation shall be added to the 50 foot natural vegetation buffer. In the event that the Atlanta Regional Commission determines that legal, physical, biological, or hydrologic conditions on the site prevent the addition of all the required natural vegetation, substitute measures satisfactory to the Atlanta Regional Commission shall be taken to provide an equivalent level of land and water resource protection.

**500-10.6 Additional Information Requirements for Development on Buffer Zone Properties.** Any permit applications for property requiring buffers and setbacks hereunder must include the following:

- A. *A site plan showing:*
  1. The location of all streams on the property.
  2. Limits of required stream buffers and setbacks on the property.
  3. Buffer zone topography with contour lines at no greater than 2-foot contour intervals.
  4. Delineation of forested and open areas in the buffer zone.
  5. Detailed plans of all proposed land development in the buffer and of all proposed impervious cover within the setback.
- B. *Description.* A description of all proposed land development within the buffer and setback.
- C. *Documentation.* Any other documentation that the Department of Planning and Development may reasonably deem necessary for review of the application and to ensure that the buffer and landscaping requirements are addressed in the approval process. All buffer and setback areas must be recorded on the final plat of the property following plan approval.

**500-10.7 Responsibility.** Neither the issuance of a development permit nor compliance with the conditions thereof, nor with the provisions of this UDO shall relieve any person from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any liability upon Gwinnett County, its officers or employees, for injury or damage to persons or property.

**500-10.8 Inspection.**

- A. The Department of Planning and Development may cause inspections of the work in the buffer or setback to be made periodically during the course of work and shall make a final inspection following completion of the work. The permittee shall assist representatives of the department in making such inspections. The Director of the Department of Planning and Development or the Director's designee shall have the authority to conduct such investigations as he or she may reasonably deem necessary to carry out the duties as prescribed in this UDO, and for this purpose to enter at reasonable time upon any property, public or private, for the purpose of investigating and inspecting the sites of any land development activities within the protection area.



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- B. No person shall refuse entry or access to any authorized representative or agent who requests entry for purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out official duties.

**500-10.9 Violations, Enforcement, and Penalties.** Any action or inaction that violates the provisions of Section 500-10 shall be subject to the enforcement actions and penalties identified in Chapter 120 of this UDO.

**500-10.10 Administrative Appeal and Judicial Review.**

- A. *Administration.* This Chapter of the UDO shall be administered, interpreted, and enforced by the Director of the Department of Planning and Development or the Director's designee.
- B. *Administration appeal.* Appeals of the interpretation by the Director of the Department of Planning and Development or the Director's designee of the requirements of this Chapter of the UDO shall follow the procedures outlined in Section 270-90 of this UDO.

**500-10.11 Fees.**

- A. Application filing, permit, inspection, and other fees shall be established from time-to-time by the Board of Commissioners.
- B. Permit fees, if any, shall be submitted as a prerequisite to issuance of the permit. Nonpayment as a result of submission of a check having insufficient funds on account, or for any other reason, shall cause the permit to be voided and re-issuance subject to penalty as may be established by the Board of Commissioners.
- C. Application fees, if any, shall be submitted with the application and upon acceptance of said submission for review and consideration shall not be refundable. Failure to pay a required application fee shall cause the application to be returned to the applicant without acceptance for review or consideration by the County.
- D. Following the approval of development plans, and prior to authorization to begin construction, the developer shall provide the Department of Water Resources with mitigating fees. Such fees shall not be refundable following issuance of a development permit, except upon approval of the Board of Commissioners.

### Section 500-20. Other Riparian Buffers.

**500-20.1 Wetlands.**

- A. Section 500-20.1 of this UDO shall apply to all new land development activity, not part of a previously approved master plan, on property containing wetlands as defined in Chapter 110 of this UDO with undisturbed designation. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under State law and approval or exemption from these requirements does not constitute approval or exemption from buffer requirements established under State law or from other applicable local, State or Federal regulations.
- B. Construction Buffer Requirements. A temporary construction buffer shall be maintained for 10 feet, measured horizontally, from the outer most perimeter of areas delineated as undisturbed wetlands.

**500-20.2 Lakes.**

- A. *Section 500-20.2 of this UDO shall apply to all new land development activity*, not part of a previously approved master plan, on property containing a lake defined in Chapter 110 of this UDO. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under State law and approval or exemption from these requirements do not

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constitute approval or exemption from buffer requirements established under State law or from other applicable local, State or Federal regulations.

- B. *Undisturbed Buffer Requirements.* An undisturbed State Waters buffer shall be maintained for 25 feet, measured horizontally, from the water surface edge and including banks with wretched vegetation.
- C. *Construction Buffer Requirements.* A temporary construction buffer shall be maintained for 10 feet, measured horizontally, from the undisturbed State water buffer.

### Chapter 600. Buffers, Landscaping, and Tree Protection General Provisions

#### Section 600-10. Intent.

Chapters 600 through 640 of this UDO shall apply to all properties or portions thereof located within the unincorporated areas of Gwinnett County, Georgia, to the extent of the provisions contained herein. The Board of Commissioners hereby finds that the protection and preservation of trees, the planting of new trees and other landscape material, and the provision of buffers between dissimilar uses as part of the land development process is a public purpose and provides for the public health and general welfare.

#### Section 600-20. Purpose.

**600-20.1** The purpose of Chapters 600 through 640 of the UDO is to preserve and enhance the County's natural environment. This is accomplished through the preservation, protection and planting of trees and other landscape material, particularly those trees recognized herein as canopy and small trees, and the provision of natural and/or planted buffers between dissimilar uses as part of the land development process, as required by Title 2 of this UDO.

**600-20.2** Chapters 600 through 640 of the UDO are intended to further the County's policy that all development sites where trees are most commonly removed will achieve upon project completion a uniform standard related to tree coverage, landscaping, and buffers. In addition, trees are recognized for their importance in shading and cooling, noise and wind reduction, prevention of soil erosion, production of oxygen, dust filtration, fostering air quality through carbon dioxide absorption, providing wildlife habitat, and contributing to the aesthetic and economic value of real property.

**600-20.3** Chapters 600 through 640 of the UDO are also intended to further the County's policy of encouraging all individuals or firms who propose to develop land, and which are required to meet the requirements of this UDO, to consider the use of water-efficient landscaping principles and techniques (xeriscaping).

### Chapter 610. Buffers

#### Section 610-10. Applicability.

**600-10.1** Buffers shall be required between dissimilar districts or uses in accordance with the provisions of Title 2 of this UDO or as a condition of zoning, special use, or variance approval as provided in Chapter 270.

**600-10.2** Buffers shall be established and maintained along required property lot lines in accordance with the landscaping policies and standards of this Chapter and any additional specifications that may be established by the Department of Planning and Development and approved by the Board of Commissioner

#### Section 610-20. Standards for Permanent Buffers.

##### 610-20.1 Requirements.

- A. In the event the buffer includes a utility or pipeline easement, a minimum buffer of no less than 20 feet in width will be required outside the easement. In no case will the buffer be less than 20 feet.

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- B. In cases in which both a buffer and landscape strip are required along the same lot line, the width of the required landscape strip shall be counted as part of the required buffer width. When a landscape strip tree is within the buffer it may be counted toward Tree Density Units.

#### **610-20.2 Buffer Screening.**

- A. Buffers shall meet minimum screening requirements. Screening and/or buffers shall be required for purposes of obscuring features such as but not limited to, dumpsters, rear entrances, utility, and maintenance structures, and loading facilities.
- B. Buffers shall be natural, undisturbed, and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein, and shall contain the existing tree cover and vegetation as well as any supplemental plantings or replanting's as may be required.
- C. Buffers shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screen.
- D. Screening shall be established within any buffer along the entire length of the property lines. However, this screening requirement may be adjusted in order to observe the sight distance required in this UDO or as a condition of zoning, special use, or variance approval or as approved by the Director.
- E. Buffers required adjacent to side property lines shall extend to a street right-of-way line unless otherwise required by the Director in order to observe the sight distance requirements contained in this UDO, or as authorized by a condition of zoning, special use, or variance approval.
- F. In situations where the required buffer width is partially or completely contained within an existing easement (e.g., power, or natural gas transmission, etc.), the screening requirements of this UDO shall be met outside of the easement area per Section 610-20.1.A.
- G. Additional screening shall be required where a nonresidential use abuts a public street across from a residential district. For specifics on additional screening, see Section 610-20.5. However, this screening requirement may be adjusted in order to observe the sight distance required in this UDO or as a condition of zoning, special use, or variance approval or as approved by the Director.

#### **610-20.3 Buffer Plan Standards and Structure Setbacks.**

- A. All buffers shall be designated on the appropriate permit application(s) and indicated on the required site plan or final subdivision plat.
- B. All proposed improvements including, but not limited to, driveways, dumpsters, parking facilities, pavement, or retaining walls will be located a minimum of 5 feet from any buffer.

#### **610-20.5 Non-Vegetative Screening.**

- A. Non-vegetative materials used to satisfy the screening requirements of this UDO, in addition to the use of existing vegetation and/or supplemental plantings, may consist of walls, fences, earthen berms or any combination thereof.
- B. If walls or fences are to be used, their placement and installation shall be such so as to cause minimal disturbance of existing vegetation and located so as to provide an effective visual screen.

#### **610-20.6 Supplemental Plantings.**

- A. Buffers in which vegetation is non-existent or is inadequate to meet the screening requirements of this UDO shall be supplemented with trees and shrubs to provide an effective year-round visual screen and shall be planted per the ratios as specified in paragraph G. below.

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- B. Buffers required as a condition of zoning, variance, or waiver, whether they are an enhanced or a landscaped buffer, shall be planted per the ratios as specified in paragraph G. below.
- C. Buffer plantings shall consist of a combination of evergreen and deciduous trees and evergreen shrubs adaptable to the region. Deciduous trees shall be a minimum of 2 inches in caliper and evergreen trees shall be a minimum of 6 feet in height at time of planting. All shrubs shall be of a large growing species and chosen from the approved Gwinnett County Shrub Species List, listed in Section 4.0 of the Appendix, shall be a minimum of 3 feet in height at time of planting, and shall be a species which will achieve a height of at least 10 feet at maturity.
- D. Trees, shrubs, grasses, and ground covers identified in the Gwinnett County Prohibited Plant Species List in Section 4.0 of the Appendix are invasive plant species and shall not be planted in buffers.
- E. No genus of tree shall comprise more than 33 1/3 percent of plantings in any buffer. Calculations are required to be shown on Tree Preservation and/or Tree Replacement Plan.
- F. Leyland Cypress, *Cupressus leylandii* may be used in supplemental replanting in buffers but shall not exceed 33 1/3 percent of total buffer trees. Leyland Cypress trees are not allowed to fulfill regulatory density requirements but may be used for screening purposes.
- G. Trees planted in buffers shall be small, medium, or large trees chosen from the Gwinnett County Tree Species List in Section 4.0 of the Appendix. Shrubs planted in buffers shall meet the specifications as outlines in paragraph C. above. Both trees and shrubs shall, at a minimum, meet the following ratios. Calculation results shall be rounded up:
  - A. Qty. one (1) large hardwood tree per 2,000 sq. ft.
  - B. Qty. one (1) large evergreen tree per 1,000 sq. ft.
  - C. Qty. one (1) small or medium ornamental tree per 700 sq. ft.
  - D. Qty. one (1) large evergreen shrub per 200 sq. ft.
- H. Example 1: The requirement is for an enhanced buffer that is 450 lineal feet and 50 ft. in width in which 70% of the buffer is heavily wooded and 30% is sparse and devoid of vegetation. Therefore 6,750 sq. ft. of buffer area must be planted with the following quantity of plants:
  - 1.  $6,750/2,000 = 3.375 = 4$  large hardwood trees
  - 2.  $6,750/1,000 = 6.75 = 7$  large evergreen trees
  - 3.  $6,750/700 = 9.64 = 10$  small or medium ornamental trees
  - 4.  $6,750/200 = 33.75 = 34$  large evergreen shrubs
- I. Example 2: The requirement is for a landscaped buffer that is 450 lineal feet and 50 ft. in width. Therefore 22,500 sq. ft. of buffer area must be planted with the following quantity of plants:
  - 1.  $22,500/2,000 = 11.25 = 12$  large hardwood trees
  - 2.  $22,500/1,000 = 22.5 = 23$  large evergreen trees

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3.  $22,500/700 = 32.14 = 33$  small or medium ornamental trees
4.  $22,500/200 = 112.5 = 113$  large evergreen shrubs (deciduous shrubs in a landscaped buffer may comprise a maximum of 25% of the shrubs)

J. Supplemental plantings shall be spaced and installed to allow for proper plant growth and maintenance.

### **610-20.7 Disturbance or Encroachments.**

- A. Ditches, swales, storm water conveyance facilities, storm water detention ponds, sanitary sewer conveyance facilities, similar facilities, and any associated easements, shall not encroach into a buffer except that necessary access and utility crossings (e.g., storm water or sanitary sewer pipes) may encroach into the buffer as near to perpendicular as practical.
- B. Driveways and sidewalks shall not encroach into a buffer except that necessary access crossings may encroach into the buffer as near to perpendicular as practical.
- C. Supplemental plantings or replanting's of vegetation, or authorized non-vegetative screening devices may encroach into a buffer provided there is minimal disturbance of any significant existing vegetation.
- D. Fences are authorized in a buffer provided minimal disturbance occurs. Live trees shall not be removed for the placement of the fence.
- E. Land disturbance is authorized per Director approval in areas of a buffer that are devoid of significant vegetation provided that the final grade and replanting of vegetation meet the screening requirements contained herein.
- F. Dying, diseased or dead vegetation may be removed from a buffer provided minimal disturbance occurs. Vegetation thus removed shall be replaced where necessary to meet the screening requirements contained herein.
- G. Greenway paths or trails as identified in the official Gwinnett Trails Countywide Trails Plan are authorized in the buffer. The greenway path or trail shall be located so as to minimize encroachment in the buffer. In cases where there is not adequate existing vegetation to provide an effective year-round visual screen, supplemental plantings shall be planted between the greenway and the property line. When the greenway does not allow adequate space to supplemental plant inside the buffer, vegetation may be planted outside of the buffer.

### **610-20.8 Protection during Land-Disturbing Activities.**

- A. During authorized land-disturbing activities, undisturbed buffers shall be clearly demarcated and protected prior to commencement of, and during, construction.
- B. The method of demarcation and protection used shall be in accordance with best management practices.

## **Section 610-30. Standards for Construction Buffers.**

**610-30.1 Where Required.** Construction buffers shall only be required where specifically provided as a condition of zoning, special use or variance approval.

**610-30.2 Time Constraints.** Construction buffers shall only be in effect during the construction period of a project and shall terminate upon project completion. In the case of a residential subdivision, a construction buffer shall terminate upon each individual lot with the issuance of a Certificate of Occupancy for the principal dwelling.

### **610-30.3 Disturbance or Encroachments.**

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- A. Construction buffers shall be natural, undisturbed, and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein.
- B. The encroachment of ditches, swales, storm water conveyance facilities, stormwater management facilities, sediment basins, sanitary sewer conveyance facilities, similar facilities, and any associated easements, into a construction buffer shall not be authorized except that necessary access and utility crossings (e.g., stormwater or sanitary sewer pipes), and natural bottom detention ponds (sediment basins must be located outside of the construction buffer) and their appurtenant structures which require no grading and removal of trees, may encroach upon the construction buffer.
- C. If the construction buffer on a residential lot is devoid of existing trees and vegetation, and a tree survey is submitted to document this situation prior to conducting land-disturbing activities (including clearing) on the lot, then the Department may authorize the encroachment of a building or structure into the construction buffer for a distance not to exceed 10 feet.

### **610-30.4 Protection during Land-Disturbing Activities.**

- A. During authorized land-disturbing activities, construction buffers shall be clearly demarcated and protected prior to commencement of, and during, construction.
- B. The method of demarcation and protection used shall be in accordance with best management practices.

## Chapter 620. Landscape Regulations

### **Section 620-10. Applicability.**

**620-10.1** Nonresidential, Multi-family developments; and areas of commercial and civic uses of Traditional Neighborhood (TND) zoning districts shall provide for and maintain landscape plantings on-site as follows:

- A. A Landscape Strip at least 10 feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage.
- B. Trees are required for parking lots with five off-street parking spaces or more and may be planted in areas adjacent or internal to off-street parking lots.
- C. Other landscape Strips, if required, by a condition of zoning, special use or variance approval.

**620-10.2** The Director is hereby authorized to grant a modification of up to 20 percent of the 10-foot landscape strip width provided the strip is not required by a condition of zoning, special use, modification, variance, or waiver approval.

**620-10.3** Topping trees is not allowed. Trees removed or having had their tops cut after compliance with this UDO shall be replaced with the equivalent inches of removed trees.

- A. Trees removed due to death, disease, or insect infestation shall be replaced in accordance with the minimum standards contained in Chapter 630.
- B. Appropriate pruning and healthy tree management shall be according to the standards as followed by the International Society of Arboriculture.

**620-10.4 Residential Subdivisions.** Residential subdivisions shall provide for and maintain landscape plantings on site as set forth in Section 620-60 and 620-70; and in the following circumstances:

- A. In no-access easements that are required by this UDO along the line of double frontage lots abutting upon a major thoroughfare.

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- B. As required by a condition of zoning, special use, modification, variance, or waiver approval.

### Section 620-20. Landscape Strip Planting Requirements.

#### 620-20.1 Minimum Requirements for Landscape Strips.

- A. Landscape Strips shall be provided in conformity with the Guidelines for Landscape Strips provided in the UDO Section 4.0 of the Appendix and all other requirements of this Chapter 620.
- B. Landscape strips shall be provided as required by Section 620-10.1.
- C. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation.
- D. Utility easement widths that run perpendicular shall not be subtracted from the landscape strip lineal feet calculation. Utility easements that run parallel to the landscape strip shall be located outside of the landscape strip.
- E. Shrubs planted to meet regulatory requirements shall be selected from the Shrub Species List, in Section 4.0 of the Appendix.
- F. Trees, shrubs, grasses, and ground covers listed in the Prohibited Plant Species List in Section 4.0 of the Appendix are invasive plant species and shall not be used to meet landscape strip requirements.

#### 620-20.2 Ten-Foot-Wide Landscape Strips.

- A. Proposed developments, other than single-family detached developments in single-family residential districts, shall include at a minimum a 10-foot-wide landscape strip. The landscaping and shrub plantings within or adjacent to the strip shall contain as follows:
  - 1. One tree for each 40 linear feet of strip length shall be provided. Deciduous trees shall be at least 2 inches caliper and evergreen trees shall be 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in the Tree Species List in Section 4 of the Appendix.
  - 2. One evergreen shrub, for each 4 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region as provided in the Shrub Species List in Section 4.0 of the Appendix.
- B. Trees and shrubs required herein may be planted and spaced singly or in groups so long as the total number of trees and shrubs are achieved
- C. The remaining ground area shall be sodded, seeded or hydroseeded with turf, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

#### 620-20.3 Five-Foot-Wide Landscape Strips.

- A. If required by zoning, landscape strips which are required to be 5 feet in width shall contain landscaping and plantings within or adjacent to the strip as follows:
  - 1. One tree for each 50 linear feet of strip length shall be provided. Deciduous trees shall be at least 2 inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in the Tree Species List as in Section 4.0 of the Appendix.
  - 2. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region as provided in the Shrub Species List in Section 4.0 of the Appendix.



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- B. Trees and shrubs required herein may be planted and spaced singly or in groups so long as the total number of required trees and shrubs are achieved.
- C. The remaining ground area shall be sodded, seeded or hydroseeded with turf, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

(Ord. No. UDOA2014-00001(GCID No. 2014-0548), 7-22-14)

**620-20.4 Landscape Strips Wider than 10 Feet.** Tree and shrub quantities in landscape strips that are required to be wider than 10 feet by a condition of zoning, special use, variance or waiver approval shall be proportional in width to the requirements listed above for 10-foot wide landscape strips (e.g. a 20 foot wide landscape strip would require two trees for every 40 linear feet of strip length and two shrubs, quadruple row spaced, for each 4 linear feet of strip length).

**620-20.5 Encroachments into Landscape Strips.** Required Landscape Strips shall not be encroached upon by parking spaces, driveway surfaces or stormwater management facilities except that driveway crossings and sidewalks may traverse such strip as near to a perpendicular alignment as practical. Ground signs, walls and the two foot by eight-foot concrete pad used for benches and trash receptacles in Overlay Districts may be located in such strip.

#### Section 620-30. Off-Street Surface Parking Lot Planting Requirements.

##### **620-30.1 Quantity, Spacing and Planting Standards.**

- A. Off-street surface parking lots which are required to contain more than five parking spaces shall contain landscaping and plantings as follows:
  - 1. Trees shall be provided and maintained adjacent to, and in the interior portions of, parking lots in a ratio of one tree for each seven parking spaces. In addition, every parking space shall be within 60 feet of the trunk of a tree.
  - 2. Deciduous trees shall be at least 2 inches caliper and evergreen trees shall be at least six feet in height at time of planting. Canopy trees listed in the Tree Species List in Section 4.0 of the UDO Appendix, shall be selected, planted, and maintained. Any plantings beyond the minimum requirements may come from any of the Tree Species Lists included in Section 4.0 of the UDO Appendix.
- B. The minimum planting area or island for each canopy tree shall be at least 400 square feet. If shared with other trees, 100 square feet for each additional tree shall be added.
- C. Trees shall be planted in areas surrounding the perimeter of the parking lot and/or shall be planted in planting areas or islands internal to the parking lot. Trees may be planted and spaced singly or in groups. Each planting area or island shall not be less than four feet in width in any direction.
- D. The use of at-grade planting areas in parking lots to promote stormwater runoff treatment and to supplement irrigation needs is encouraged; provided that the trees planted there will not be adversely impacted, and that the system is designed by a licensed, professional civil engineer in accordance with the Gwinnett County Stormwater Management Manual.
- E. Newly planted trees and existing trees subjected to construction impacts typically need supplemental watering when rainfall is inadequate. Commercial project applicants should be prepared to discuss how trees are to be watered during their establishment or transition period, and to possibly note on the plan the proposed method of irrigation.

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- F. Parking lot islands, peninsulas and medians must have clean, cultivated soil to a total depth of two and one-half (2½) feet. Native subsoil is acceptable in parking lot islands, peninsulas, and medians if the entire area is amended with appropriate soil improvements and thoroughly tilled.
- G. Ground areas shall be sodded, seeded or hydro-seeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof.
- H. Paved or striped islands greater than 50 square feet shall not be allowed. These areas shall contain landscape plantings.
- I. Parking lot lights and light poles are prohibited in landscape islands containing trees and are allowed in landscape islands containing shrubs.
- J. The Director is hereby authorized to grant a modification of tree species in cases where parking lot trees are located under power easements.

#### **Section 620-40. Street Tree Requirements in Non-residential Zoning Districts.**

- A. Street trees shall be provided by the developer in non-residential zoning districts under the following conditions:
  - 1. In Overlay Districts along the right-of-way of the streets listed in Section 220-30.3D.4.
  - 2. In zoning districts MU-N, MU-C, and MU-R.
  - 3. As a condition of zoning.
- B. When street trees are required in non-residential zoning districts the following regulations shall apply:
  - 1. Street trees shall be located along the property frontage, either inside or outside of the right-of-way, in no case closer than 11 feet to the edge of pavement or back of curb. When the street trees are proposed inside the right-of-way, they shall be located outside of the clear zone per the current edition of the AASHTO Roadside Design Guide subject to Department of Transportation approval.
  - 2. One tree per 50 linear feet of property frontage (both sides of street) shall be provided.
  - 3. Street trees in Overlay Districts shall be selected from the Large Tree Species list in the UDO Appendix and shall be 3 inches caliper at time of planting.
  - 4. Street trees shall be spaced as evenly as possible along the property frontage to create a unified and repetitive tree canopy at maturity with consideration given to lighting, underground utility placement, and utility easements.
  - 5. Underground utilities are required when planting street trees.
  - 6. Provide a minimum 200 square feet planting area per street tree. When 200 square feet of planting area is not possible, for example, in a streetscape setting, tree pits shall be utilized.
- C. Prior to the issuance of a development permit a street tree plan shall be submitted for review and approval.
  - 1. Street tree plan must show compliance with the above requirements and include details for hardscape, paver stones, landscape area, ground cover, tree grates, tree pits, and soil composition.
  - 2. Street tree plan shall be reviewed and approved by the GCDOT for County maintained roads and by the GDOT for State Highways.
- D. Street trees shall be planted as follows:

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1. The owner/developer shall be responsible for planting of street trees on common area prior to the approval of the Final Plat.
  2. The lot owner/developer shall be responsible for the planting of street trees in front of the affected lots prior to the issuance of a Certificate of Occupancy.
- E. Street trees shall be cared for and maintained by the owner of the property on which they are located, except in developments where the property owners association provides maintenance and care.
- F. A Right-of-Way Encroachment Maintenance Agreement shall be provided by the developer for street trees located within the right-of-way.
- G. A maintenance responsibility statement shall be provided on the Final Plat that describes who is responsible for the maintenance and replacement of street trees and trees located in common areas.
- H. When a Final Plat is not required the maintenance responsibility statement shall be provided on the Site Development Plan.
- I. Street tree maintenance shall include replacement and pruning as necessary. Pruning and tree management shall be in accordance with standards of the International Society of Arboriculture.
- J. The Director is hereby authorized to grant a modification for street tree location and genus and species variation.

#### **Section 620-50. Tree Requirements in Single Family Attached Residential Zoning Districts.**

In single family attached residential zoning districts developers shall comply with this Section by providing 16 Tree Density Units per acre as indicated in Section 630-30.5.

#### **Section 620-60. Tree Requirements in Single Family Detached Residential Zoning Districts R-75 MOD, R-60, TND, R-SR, or R-ZT.**

In single-family detached residential zoning districts listed above developers and homebuilders shall comply with this Section by planting street trees or two trees per lot and by providing 16 Tree Density Units per acre as indicated in Section 630-30.5.

- A. When the lot trees option is selected in order to comply with this Section, individual lot trees shall be provided or preserved on each lot within the subdivision.
- B. When the street tree option is selected in order to comply with this Section, street trees shall be provided.
- C. Sixteen Tree Density Units per acre shall be provided.

#### **Section 620-65. Tree Requirements in Single-Family Detached Residential Zoning Districts R-100 CSO, R-75 CSO and OSC.**

In single-family detached residential zoning districts listed above developers and homebuilders shall comply with this Section by planting street trees and by providing 16 Tree Density Units per acre as indicated in Section 630-30.5.

- A. Street trees shall be provided. Refer to Section 620-75.B for street tree requirements.
- B. Sixteen Tree Density Units per acre shall be provided.

### **Section 620-70. Tree Requirements in Single Family Detached Residential Zoning Districts RA-200, R-100, R-75, or R-100 MOD.**

In single family detached residential zoning districts listed above, developers and homebuilders shall comply with this Section by planting street trees, by planting two trees per lot, and by providing 16 Tree Density Units per acre as indicated in Section 630-30.5.

- A. Individual lot trees shall be provided or preserved on each lot within the subdivision.
- B. Street trees shall be provided.
- C. Sixteen Tree Density Units per acre shall be provided.

### **Section 620-75. Tree Requirements in Residential Zoning Districts**

Prior to the issuance of a development permit a Tree Preservation and/or Replacement Plan shall be submitted for review and approval that shows compliance with the tree requirements.

- A. When planting lot trees in residential districts the following regulations shall apply:
  - 1. Two trees per lot shall be provided or preserved in the front, side, or rear yard provided trees are not located in utility easements, drainage easements, or septic drain fields.
  - 2. Homebuilder shall be responsible for planting or preserving the individual lot trees prior to the issuance of a Certificate of Occupancy.
  - 3. Lot trees shall be selected from the Tree Species List in the UDO Appendix and shall be at least 2-inch caliper at time of planting.
- B. When planting street trees in residential zoning districts the following regulations shall apply:
  - 1. Underground utilities are required.
  - 2. One tree per 50 linear feet of street (both sides of street) shall be provided.
  - 3. Street trees shall be located outside of the street right-of-way, within 5 feet of the right-of-way.
  - 4. Street tree spacing in residential subdivisions where street trees are required shall be spaced at about 35-40 feet centers and located a minimum of 30-50 feet from intersecting streets and a minimum of about 40 feet from streetlights as depicted in the UDO Appendix Section 4.0, unless otherwise indicated in this UDO.
  - 4. Street trees shall be selected from the Tree Species List in the UDO Appendix and shall be at least 3-inch caliper at time of planting.
  - 5. Maximum allowable genus of street trees shall be 33 percent of entire subdivision or one genus per street.
  - 6. Prior to permit issuance an overall street tree plan shall be submitted for review and approval that indicates the location; size; genus, species, and variety; genus percentages, and planting details. The street tree plan may be a part of the Tree Preservation and/or Replacement Plan.
  - 7. The developer shall be responsible for the planting of street trees on common area and conservation space lots prior to the approval of the Final Plat.
  - 8. The homebuilder shall be responsible for the planting of street trees in front of the affected individual lots prior to the issuance of a Certificate of Occupancy.
  - 9. Street tree planting shall be delayed from June through August.

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10. Street trees shall be maintained and cared for by the property owner except in subdivisions in which the property owner's association provides maintenance and care. Maintenance shall include replacement and trimming as necessary. Pruning and tree management shall be in accordance with standards of the International Society of Arboriculture.
- C. When 16 Tree Density Units per acre is required, the following regulations shall apply:
1. Density may be achieved by preserving existing trees, planting new trees, or a combination of the two methods.
  2. Prior to permit issuance of a development permit a Tree Preservation and/or Replacement Plan shall be submitted, for review and approval that shows compliance with the tree requirements.
  3. Trees planted to meet the two trees per lot and/or street tree requirement may be counted toward the tree density unit requirement.
  4. New trees shall be selected from the Gwinnett County Tree Species List in the UDO Appendix and shall be a minimum of 2-inch caliper at time of planting. Existing trees shall be a minimum of 3 inches in diameter.
  5. Preserved trees counted toward meeting the Tree Density Units shall be protected with Tree Protection Fence at the dripline or critical root zone (whichever is greater) prior to the start of construction.
- D. A maintenance responsibility statement shall be provided on the Final Plat that describes who is responsible for the maintenance and replacement of lot trees, street trees, and trees located in common areas.

### Section 620-80. No Access Easement Screening Requirements.

**620-80.1** When no-access easements are required by the UDO the developer may choose from the following:

- A. Six-foot-high opaque fence.
- B. A single row of evergreen trees spaced no greater than 10 feet apart.

**620-80.2** When a 5-foot landscape strip with a 6 feet in height screening wall (Type 4 landscape strip) is required for a no-access easement as a condition of zoning the developer shall provide the following:

- A. Planted with a single row of street trees spaced every 50 linear feet of landscape strip and small evergreen shrubs spaced one shrub for every 8 linear feet of landscape strip.

**620-80.3** When a 10-foot landscape strip with a 10 feet in height masonry screening wall (Type 5 landscape strip) is required for a no-access easement as a condition of zoning the developer shall choose from the following:

- A. Planted with a single row of street trees spaced every 40 linear feet and evergreen shrubs that reach 10 feet in height at maturity spaced every 6 linear feet; or,
- B. Planted with a single row of evergreen trees at least 6 feet in height at time of planting and spaced no greater than 10 feet apart; or,
- C. Contain such other landscaping treatments or grade changes that will produce a partial screening effect as authorized by the Director.

## Chapter 630. Tree Preservation and Replacement Regulations

### Section 630-10. Applicability and Exemptions.

**630-10.1 Applicability.** This Chapter shall apply to any activity on real property which requires the issuance of a Development or Land Disturbance Permit except as otherwise excluded in accordance to Table 630.1 Summary of Applicability and Exemptions at the end of this section, or as described herein. In applicable cases where the Gwinnett County Board of Commissioners has approved a streetscape plan, its provisions shall supersede the minimum requirements of those set forth in Section 630-20.4.B.

#### **630-10.2 Grandfathered Projects.**

- A. In no event shall any grandfather clause be extended to permits that have not started and expired or are unfinished and expired for a greater time period than 24 months from the date of enactment of this UDO.
- B. For those projects where a development permit was issued and where development was completed prior to the effective date of this UDO and is proceeding with additional development on a portion of the property see Section 630-90 for re-development thresholds.

#### **630-10.3 Horticultural or Agricultural Operations.**

- A. All land-disturbing activities associated with plant or tree nurseries and botanical gardens shall be exempt from the terms and provisions of this Chapter in relation to those trees which are being grown for relocation and continued growth in the ordinary course of business, or for some public purpose.
- B. All land-disturbing activities associated with orchards of trees in an active commercial operation shall be exempt from the terms and provisions of this Chapter for bona fide agricultural purposes only.

**630-10.4 Removal of Disease or Insect Infestation.** Upon the written advice of the Gwinnett County Cooperative Extension Service, the Georgia Forestry Commission, or a certified arborist, in accordance with commonly accepted forestry practices and a finding of disease or insect infestation, the Director may authorize the removal of trees to prevent the transmission of disease or infestation, to prevent the danger of these trees falling, or to prevent potential injury to life and property. The owner/developer, prior to the removal of these trees, shall notify the Director, identifying the location of the property where the infested trees are and shall submit to the Director the written finding of the County Extension Service, Georgia Forestry Commission, or certified arborist. The applicant shall also meet the site requirements below.

- A. The property shall be required to meet a Tree Density Standard of 24 units per acre upon completion of authorized removal of diseased or insect infested trees. If applicable, a Tree Preservation and/or Tree Replacement Plan may be required to show compliance with 24 tree density units per acre.
- B. Specimen trees that meet the identification criteria and are not diseased or insect infested shall be preserved and protected as outlined in Section 630-70.
- C. The owner/developer shall use the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

#### **630-10.5 Site Requirements for Limited Land-Disturbing Activities.**

- A. Permits authorizing limited land-disturbing activities shall be required to follow these additional site requirements:
  - 1. In zoning districts other than RA-200, properties which are not under the authorization of a Final Plat, and which exceed 1 acre in size, disturbance shall be authorized only in accordance with the issuance of a land disturbance permit and shall require the submittal and approval of a Tree Preservation and/or Replacement Plan.

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2. A 50-foot undisturbed buffer (not a zoning buffer) shall be provided and maintained along the entire perimeter of the property, including road frontages, during the land-disturbing activity, except for authorized access crossings.
3. The property shall be required to meet a Tree Density Standard of 24 units per acre upon completion of authorized land-disturbing activities. The 50-foot perimeter buffer and specimen trees may be counted toward meeting the 24 tree density units per acre.
4. The owner/developer shall use the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

**630-10.6 Tree Thinning.** Upon the written advice and findings of the County Extension Service, Georgia Forestry Commission, or a certified arborist, the thinning of trees (selective cutting only) in zoning districts other than RA-200, solely for the purpose of good forestry management, if permitted per zoning condition, shall require the submittal and approval of a land disturbance permit and a Tree Preservation and/or Replacement Plan. The applicant shall also meet the following requirements:

- A. A 50-foot undisturbed buffer (not a zoning buffer) shall be provided and maintained along the entire perimeter of the property, including road frontages, during the land-disturbing activity, except for authorized access crossings.
- B. The property shall be required to meet a Tree Density Standard of 24 units per acre upon completion of authorized land-disturbing activities. The 50-foot perimeter buffer and specimen trees may be counted toward meeting the 24 tree density units per acre. If applicable, a Tree Preservation and/or Replacement Plan may be required to show compliance with 24 tree density units per acre.
- C. Specimen trees that meet the identification criteria shall be preserved and protected as outlined in Section 630-70.
- D. The owner/developer shall use the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

**630-10.7 Timber Harvesting.** Timber harvesting (selective cutting or clear-cutting) for pulpwood or sawtimber shall be exempt within the RA-200 zoning district. In other zoning districts, properties which are not under the authorization of a Final Plat, and which exceed 1 acre in size, timber harvesting shall be authorized only in accordance with the issuance of a land disturbance permit and shall require the submittal and approval of a Tree Preservation and/or Replacement Plan, and shall also meet the following requirements:

- A. A 50-foot undisturbed buffer (not a zoning buffer) shall be provided and maintained along the entire perimeter of the property, including road frontages, during the land-disturbing activity, except for authorized access crossings.
- B. The property shall be required to meet a Tree Density Standard of 24 units per acre upon completion of authorized land-disturbing activities. The 50-foot perimeter buffer and specimen trees may count towards meeting the 24 tree density units per acre.
- C. Specimen trees that meet the identification criteria shall be preserved and protected as outlined in Section 630-70.
- D. The owner/developer shall use the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

**TABLE 630.1 Summary of Applicability and Exemptions.**

Project Type	Type of Construction	Applicability
Grandfathered Projects	In no event shall any grandfather clause be extended to permits that have not been	Exempt (see 630-10.2.)

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	started and expired, or are unfinished and expired, for a greater time period than 24 months from the date of enactment of this UDO. For those projects where a development permit was issued and where development was completed prior to the effective date of this UDO and is proceeding with additional development on a portion of the property see Section 630-90 for re-development thresholds.	
Horticultural or Agricultural Operations	Land clearing for clearly agricultural purposes, including Plant or Tree Nurseries; Orchards	Exempt (see 630-10.3.)
Diseased or Insect Infested Trees	Removal upon advice and written finding of County Cooperative Extension Service, Georgia Forestry Commission, or Certified Arborist.	TP/RP Required (see 630-10.4.)
Tree Thinning	Thinning of trees (selective cutting) in zoning districts other than RA-200 solely for the purpose of good forestry management, utilizing recommended BMP's of the Georgia Forestry Commission, upon the advice and written findings of the County Extension Service, Georgia Forestry Commission, or Certified Arborist.	TP/RP Required (see 630-10.6.)
Timber Harvesting	Properties which are not under the authorization of a Final Plat which exceed 1 acre in size, timber harvesting shall be authorized only in accordance with the issuance of a land disturbance permit.	TP/RP Required (see 630-10.7.)
Private or Public Utilities, and County Greenways	Land clearing for utilities and greenways and construction of private or public utilities or greenways	Exempt (see 630-20.3.)
Residential Lots or Subdivisions	Clearing, Clearing and Grubbing, Grading, Development or Building Permit	Two trees per lot and street trees and TP/RP meeting 16 TDU's *(see 630-20.4.)
Residential Recreation Areas, Multifamily and Non-residential Individual Sites	Clearing or clearing and grubbing only.	TP/RP required (see 630-20.2.)
	Grading or Development Permit	TP/RP required (see 630-20.2.)
	Building Permit	Covered by TP/RP as approved by LDP (see 630-20.2)



### Section 630-20. Permit Requirements.

**630-20.1 Land Disturbance Permit Required.** Land-disturbing activities shall not commence until such activities have been authorized by issuance of an appropriate land disturbance or development permit under the provisions of this UDO. Once a Final Plat has been recorded, land-disturbing activities on residential lots shall not occur until a lot disturbance permit for a specific lot has been obtained.

**630-20.2 Tree Preservation and/or Replacement Plan Required.**

- A. For projects not exempt from the provisions of this Chapter, as described in Section 630-10, a Tree Preservation and/or Replacement Plan shall be submitted along with the Tree Canopy Calculation, and the other documents required by the UDO for the issuance of a Clearing, Clearing and Grubbing, Grading, or Development Permit.
- B. Tree Preservation and/or Replacement Plans, including the Tree Canopy Calculation, and related documentation shall be reviewed by the Department for conformance to the provisions of this Chapter along with and at the same time as all other plans required for a requested land disturbance permit under the provisions of the UDO.
- C. Clearing, grading and development activities shall conform in all respects with the approved Tree Preservation and/or Replacement Plan. Any revisions to the proposed development of a property, and any changes reflected in a subsequently submitted permit application, shall be shown on a revised Tree Preservation and/or Replacement Plan and be approved as part of the new or revised permit prior to the commencement of such changed activities.

**630-20.3 Limited Land Disturbing Projects.** Projects which propose only limited development activities may be issued a land disturbance permit without a Tree Preservation and/or Replacement Plan under the following circumstances:

- A. Private or public utility easements and County greenways on public access easements and private or public utility easements shall not be required to submit a Tree Preservation and/or Replacement Plan if the proposed land-disturbing activities are strictly limited to those directly related to the placement of required soil erosion and sedimentation controls, the installation of public or private utilities, the installation of County greenways on public access easements and private or public easements, or other required improvements expressly required by the County or by a condition of zoning, special use, modification, waiver or variance approval.
- B. Residential recreation areas, individual multifamily residential and attached townhomes (not on individual lots), and non-residential projects (not involving the subdivision of the property) may not be allowed to undertake activities limited to clearing, or clearing and grubbing only, without approval of a Tree Preservation and/or Replacement Plan. Additional areas may be designated by the Department to remain undisturbed as may be reasonably required with consideration given to the proposed use of the property, as well as adjacent properties, in accordance with the Gwinnett County Unified Plan.
- C. The limits of clearing or clearing and grubbing shall be established no closer to the boundaries of all said undisturbed areas than the driplines of the trees that are located within said areas.
- D. For any property for which a Tree Preservation and/or Replacement Plan was not required prior to issuance of a land disturbance permit under the provisions of Subsection 630-20.2, all areas required to be undisturbed shall be provided with protective tree fencing along the limits of clearing or grading which adjoin existing trees in accordance with the provisions found in Subsection 630-50.2. These measures shall be in place prior to beginning clearing or grading activities and shall be maintained throughout the land-disturbing period.

### Section 630-30. Tree Density Requirements.

#### 630-30.1 Tree Density Standard.

- A. On each property for which a Tree Preservation and/or Replacement Plan is required, existing trees shall be retained and new trees shall be planted such that the property shall attain or exceed a Tree Density Standard of 16 Tree Density Units per acre, or 20 Tree Density Units per acre as specified in the Overlay Districts, or 24 Tree Density Units per acre for limited land-disturbing activities (Sections 630-10.4, 5, 6 and 7).
- B. Trees, both existing and new, shall be reasonably distributed throughout the site, with emphasis on tree groupings to achieve aesthetic results following professional landscaping standards. Trees, including street trees, may be retained, or planted for credit within a public street right-of-way.
- C. Trees located in a stream buffer may be counted toward fulfilling the Tree Density Standard provided the acreage within the stream buffer is included in the calculations used to fulfill the Tree Density Standard.
- D. Trees, both existing and new, located in a temporary construction buffer may be counted toward fulfilling the Tree Density Standard provided the acreage within the temporary construction buffer is included in the calculations used to fulfill the Tree Density Standard.
- E. If a specimen tree's Critical Root Zone (CRZ) falls outside of the buffer partial credit may be obtained toward fulfilling the Tree Density Standard. See Section 630-30.5 in this UDO.

#### 630-30.2 Buffer Exclusion in Fulfilling the Tree Density Standard.

- A. Existing trees proposed to be retained and preserved, and new trees proposed to be planted, in order to meet the buffer requirements as required per Table 610.1, as required by the Supplemental Use Standards, or as a condition of Zoning, Special Use, Variance, or Waiver approval shall not be considered in fulfilling the requirements of Tree Density Standard for the project.
- B. The acreage within the buffer shall be excluded from the overall acreage used to calculate the Tree Density Standard.

**630-30.3 Easement Exclusion.** Properties possessing natural gas, petroleum or electric power transmission easements, or major sanitary sewer main (greater than 8 inches in diameter) or water main (greater than 16 inches in diameter) distribution easements, may exclude the land area contained in the easement from the total acreage of the property in fulfilling the Tree Density Standard provided that no improvements (e.g., parking lots, tennis courts, driveways, greenways, stormwater management facilities, etc.) are proposed within the easement. If any improvements are proposed within the easement, then the land area so used within the easement for the improvements, plus an additional 10-feet of land area surrounding the improvements, shall be included in the total acreage of the property to fulfill the Tree Density Standard.

**630-30.4 Lake and Pond Exclusion.** Properties with a lake or pond greater than 1 acre in size may exclude the land area contained in the lake or pond from the total acreage of the property in fulfilling the Tree Density Standard.

**630-30.5 Tree Density Standard Calculation.** The Tree Density Standard shall be calculated by summing the following credits and dividing by the total acreage of the project included within the limits of the permit application (but excluding any acreage included within a zoning buffer and other land area allowed to be excluded by this Chapter).

- A. *Existing trees.*

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1. Credit for existing trees proposed to be preserved on the site shall be calculated by multiplying the diameter of the tree times the units assigned in Table 630.2. Credit for Existing Trees. Credit shall be given for all trees preserved on a property having a diameter of 3 inches or more, except trees located in a required zoning buffer. Tree sample areas of similar vegetation of 50 square feet or larger may be used as a method of measuring Tree Density Units.
- B. *New trees.*
1. Credit for new trees proposed to be replaced on the site shall be calculated based on the units assigned in Table 630.4, Credit for Replacement Trees. Credit shall be given for all new trees replaced on a property except for trees 1 inch or less in caliper and new trees planted in a required zoning buffer. Deciduous trees shall be a minimum 2 inches in caliper and evergreen trees shall be a minimum of 6 feet in height. New multi-trunked trees shall only be given credit by measuring the single largest trunk and not the cumulative total of the various trunks. Tree-form shrubs shall not be given credit for satisfying the required Tree Density Standard.
- C. *Specimen trees.*
1. Credit for specimen trees preserved on the site shall be calculated based on the units assigned in Table 630.3, Credit for Specimen Trees. When multi-trunked specimen trees split below diameter at breast height the trunk shall be measured at the narrowest point below the split.
  2. The Critical Root Zone (CRZ) shall include no less than the minimum area beneath a tree that must be left undisturbed. The CRZ is a concentric circle centering on the specimen tree's trunk with a radius equal in feet to 1.5 times the number of inches of the trunk's diameter at breast height (4.5 feet) or the dripline, whichever is greater. For example, the CRZ for a 24-inch diameter tree trunk is a 36-foot radius concentric circle from the trunk of the tree. However, if the dripline extends further than the 36-foot circle that dripline shall take precedence.
  3. Credit shall be given for all specimen trees preserved on a property except for those located in a required zoning buffer where partial credit may be given. A specimen tree located within a buffer with a CRZ extending beyond the buffer is allowed partial credit toward Tree Density Units. The partial credit is based on the percentage of CRZ that is outside of the buffer. For example: a 30-inch specimen tree's CRZ extends by 20 percent over the buffer line then the developer receives 20 percent of the credit for a 30-inch existing specimen tree ( $19.6 \times .20 = 3.92$  TDU's).
  4. To determine the percentage of CRZ outside of the buffer, measure the area of the CRZ circle. Then measure the area of CRZ outside of the buffer. Divide the smaller number into the larger number and that is the percentage of CRZ. For example: a specimen tree's CRZ is 6,000 square feet, 1,200 square feet is outside of the buffer. Divide 1,200 by 6,000 and the answer is .2 or 20 percent of the CRZ is outside of the buffer.
- D. *Additional credits shall be granted under the following circumstances:*
1. Existing trees to be preserved within a 100-year floodplain shall be granted a bonus credit of 50 percent of the units assigned in Table 630.2 unless the tree is located within a required zoning buffer.
- E. *Genus percentage for overall site.*
1. There shall be no more than 33 percent of any one genus of tree for overall site. Provide calculations on the Tree Preservation and/or Tree Replacement Plan.

### 630-30.9 Trees Selected for Planting.

- A. Replacement trees proposed to be planted for credit toward meeting the minimum required Tree Density Standard on a property shall comply with the following:

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1. The spacing of replacement trees must be compatible with spatial site limitations and with responsible consideration towards species size when mature.
2. Trees selected for planting shall be a species listed in the Gwinnett County Tree Species List in Section 4 of the UDO Appendix. Standards for transplanting shall be in keeping with those established by the International Society of Arboriculture, as included in the "Tree and Shrub Transplanting Manual," latest edition. Refer to the American Association of Nurserymen publication "American Standard for Nursery Stock" (ANSI Z60, 1973) for plant material quality specifications. Refer to the "Manual of Woody Landscape Plants" (Michael Dirr, 1983, Castle Books) for information on tree species site requirements.
3. Trees selected for planting must be free from injury, pests, disease, nutritional disorders, or root defects, and must be of good vigor, so as to assure a reasonable expectation of survivability.

**Table 630.2. Credit for Existing Trees (measured at 4.5 feet above the ground).**

<i>Conversion from tree diameter in inches to tree density units for trees remaining on site*</i>							
DIA.	UNITS	DIA.	UNITS	DIA.	UNITS	DIA.	UNITS
3	.75	15	3.6	27	12.0	39	24.9
4	.90	16	4.2	28	12.9	40	26.1
5	1.05	17	4.8	29	13.8	41	27.6
6	1.35	18	5.4	30	14.7	42	28.8
7	1.50	19	6.0	31	15.6	43	30.3
8	1.65	20	6.6	32	16.8	44	31.8
9	1.8	21	7.2	33	17.7	45	33.0
10	1.95	22	7.8	34	18.9	46	34.5
11	2.1	23	8.7	35	20.1	47	36.0
12	2.4	24	9.3	36	21.3	48	37.8
13	2.7	25	10.2	37	22.5	49	39.3
14	3.3	26	11.1	38	23.7	50	40.8

\* Tree diameter for existing trees is measured at 4.5 feet above the ground. Tree diameter fractions may be "rounded up" if 0.5 inches or greater or "rounded down" if less than 0.5 inches.

**Table 630.3. Credit for Specimen Trees (measured at 4.5 feet above the ground).**

<i>Conversion from specimen tree diameter in inches to specimen tree density units for specimen trees on site*</i>							
DIA.	UNITS	DIA.	UNITS	DIA.	UNITS	DIA.	UNITS
12	3.2	24	12.4	36	28.4	48	50.4
13	3.6	25	13.6	37	30.0	49	52.4
14	4.4	26	14.8	38	31.6	50	54.4
15	4.8	27	16.0	39	33.2	51	56.4
16	5.6	28	17.2	40	34.8	52	58.4
17	6.4	29	18.4	41	36.8	53	60.4
18	7.2	30	19.6	42	38.4	54	62.4
19	8.0	31	20.8	43	40.4	55	64.4
20	8.8	32	22.4	44	42.4	56	66.4
21	9.6	33	23.6	45	44.0	57	68.4
22	10.4	34	25.2	46	46.0	58	70.4
23	11.6	35	26.8	47	48.0	59	72.4

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*\*Tree diameter for existing trees is measured at 4.5 feet above the ground.*

*\*\* Multi-trunked specimen trees shall be measured at the narrowest point below the split.*

**Table 630.4. Credit for Replacement Trees (measured at 6 inches above the ground).**

Conversion from tree caliper to tree density units for proposed replacement trees*			
Caliper	Units	Caliper	Units
2	.5	9	1.5
3	.6	10	1.7
4	.7	11	1.9
5	.9	12	1.1
6	1.0	13	2.3
7	1.2	14	2.5
8	1.3	15	2.7

*\*Tree caliper for new replacement trees is measured at 6 inches above the ground. Tree caliper fractions may be "rounded up" if 0.5 inches or greater or "rounded down" if less than 0.5 inches. New planted multi-trunked trees shall be given credit by measuring the single largest trunk only. Tree-form shrubs shall not be given credit.*

#### **Section 630-40. Tree Canopy Calculation Requirement.**

**630-40.1** The tree canopy calculation requirement is required for all new developments and existing developments adding structural or site improvements. Pre-construction and post construction calculations shall be provided on the Tree Preservation/ Replacement Plan and shall include the total net increase or decrease in canopy area for the site. There is no minimum or maximum tree canopy percentage required at this time.

##### **630-40.2 Tree Canopy Calculation Method.**

- A. The pre-construction tree canopy shall be calculated by assigning square feet of canopy to each existing tree based on the Tree Species List in Section 4.0 of the UDO appendix. Stands of three or more existing trees can be computed with polygons and canopy area noted in terms of square feet.
- B. The post construction tree canopy shall be calculated by assigning square feet of canopy to each tree proposed and each tree preserved on the Tree Species List in Section 4.0 of the UDO Appendix. Existing trees whose critical root zone is protected during construction activities are counted toward meeting the post construction tree canopy calculations. Stands of three or more existing trees can be computed with polygons and canopy area noted in terms of square feet. Include existing and proposed buffer trees, landscape strip trees, parking lot trees and any tree preserved or replaced within the site in the tree canopy calculation.
- C. Add the total square feet of canopy. Convert the total site acreage to square feet. Calculate the total square feet of canopy as a percentage of the total square feet for the site.

##### **Example of Tree Canopy Calculation.**

Qty	Botanical Name	Canopy Area in square feet	Total Canopy area in square feet
10	Fraxinus pennsylvanica	491	4,910
27	Juniperus virginiana	79	2,133
14	Quercus coccinea	1,590	22,260
8	Nyssa aquatica	1,256	10,048

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23	Pinus taeda	491	11,293
6	Existing oak hardwoods	1,800 (avg.)	10,800
	Existing (mixture of softwoods and hardwoods)	polygon	23,400
4.0 Acres		TOTAL	84,844
	Total site acreage		174,240
	Percentage of total site covered by canopy	84,844 divided by 174,240	49%

#### Section 630-50. Tree Preservation and Replacement Requirements.

The following guidelines and standards shall apply to trees proposed to be preserved for credit toward meeting the minimum required Tree Density Standard on a property and to all boundary trees extending into permitting property.

##### 630-50.1 Tree Protection Areas.

- A. The root system is generally within the dripline or Critical Root Zone. To protect these critical roots, a Tree Protection Area shall be established around each tree or group of trees to be retained.
- B. The Tree Protection Area shall include no less than the total area beneath the tree canopy as defined by the dripline or Critical Root Zone of the tree or group of trees collectively.
- C. Site Utility and Grading Plans shall clearly indicate that the Tree Protection Areas will not be disturbed.
- D. Construction site activities such as parking, materials storage, concrete washout, burnhole placement, etc., shall be arranged so as to prevent disturbances within Tree Protection Areas.

##### 630-50.2 Protective Barriers.

- A. Protective tree fencing shall be installed between buffers, Tree Protection Areas and areas proposed to be cleared, graded, or otherwise disturbed on the site, prior to any land disturbance.
- B. All Tree Protection Areas shall be designated as such with "tree save area signs" posted in addition to the required protective fencing. Signs requesting subcontractor cooperation and compliance with tree protection standards are recommended for site entrances.
- C. All Tree Protection Areas must be protected from soil sedimentation intrusion through the use of silt screens or other acceptable measures placed up-slope from the tree protection area.
- D. All protective tree fencing, and all erosion control barriers must be installed prior to and maintained throughout the land-disturbing and construction process and should not be removed until final landscaping is installed.

**630-50.3 Encroachment.** If encroachment into a Tree Protection Area occurs causing irreparable damage to the trees, the Tree Preservation and/or Replacement Plan shall be revised to compensate for the loss. Under no circumstances shall the developer be relieved of responsibility for compliance with the provisions of this Chapter of the UDO, nor shall plan revision activities stop the Department from instituting action for violation of this Chapter of the UDO.

#### Section 630-60. Tree Species List Requirements.

Tree species lists for small, medium, or large trees are found in Section 4.0 of the Appendix. The Director is authorized to administratively add and delete species from the list. Except as specifically approved by the Director

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as a modification, only the trees listed in Section 4.0 of the Appendix shall be given credit towards meeting the requirements of Chapters 610, 620, 630, and 640.

### Section 630-61. Shrub Species List Requirements.

Allowed shrub species lists are found in Section 4.0 of the Appendix. Except as specifically approved by the Director as a modification, only the approved shrubs listed in Section 4.0 of the Appendix shall be given credit towards meeting regulatory requirements of Chapters 610, 620, 630 and 640. The Director is authorized to administratively add and delete species from the list.

### Section 630-62. Prohibited Plant Species List.

The Gwinnett County Prohibited Plant Species List contains trees, shrubs, ground covers, vines and grasses that are defined as exotic plants that are serious to minor problems in Georgia natural areas based on the Georgia Exotic Pest Plant Council. The plants on Gwinnett County Prohibited Plant Species List are invasive plant species and shall not be used for meeting regulatory requirements. The Director is authorized to administratively revise the list based on current information from the Georgia Exotic Pest Plant Council.

### Section 630-70. Specimen Trees.

**630-70.1** Specimen trees are required to be preserved. For preliminary site visit criteria refer to Section 630-70.4 of this UDO. For plan preparation guidelines for the Specimen Tree Survey and Specimen Tree Concept Plan refer to Section 320-20 of this UDO.

**630-70.2** A Specimen Tree Survey Plan is required to be submitted to the Department for all development that does not meet the exemptions listed in Section 630-70.8 below prior to the Specimen Tree Concept Plan submittal and shall be prepared by a certified arborist, authorized registered professional or registered forester. In cases where there is phasing of development a Specimen Tree Survey Plan and a Specimen Tree Concept Plan is required for the entire property boundaries prior to the Final Plat for the first phase. Any tree that meets the identification criteria for tree size in Section 630-70.3 below is considered a specimen tree and shall be shown on the Specimen Tree Survey Plan. Any tree that meets the identification criteria for tree size and condition in Section 630-70.3 shall be shown on the Specimen Tree Concept Plan. In general, the Specimen Tree Survey Plan shows where the existing specimen trees that meet the identification criteria for size are located, and the Specimen Tree Concept Plan shows where the existing specimen trees that meet the identification criteria for size and condition are located in relation to the preliminary plan design. For plan preparation guidelines for the Specimen Tree Survey and the Specimen Tree Concept Plan refer to Section 320-20 of this UDO.

#### **630-70.3 Specimen Tree Identification.**

##### **A. Identification Criteria.**

1. **Tree Size:** Tree must meet size criteria in number 1. and in number 2. below tree must meet conditions a. through e. Conditions f. and g. are optional.
  - a. Large Hardwood: 28-inch diameter or larger
  - b. Large Softwood: 30-inch diameter or larger
  - c. Small Native Flowering: 12-inch diameter or larger
    - i. The list below indicates small native flowering specimen tree types:
      - Cercis canadensis, Eastern Redbud
      - Cornus florida, Flowering Dogwood
      - Amelanchier arborea, Serviceberry

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- Oxydendrum arboretum, Sourwood

### 2. *Condition.*

- a. A life expectancy of greater than 10 years.
- b. A sound and solid trunk with no extensive decay or hollow, and less than 20 percent radial trunk dieback.
- c. No more than one major and three minor dead limbs (hardwoods only).
- d. No major insect problem.
- e. No major pathological problem (fungus, virus etc.).
- f. Exceptional quality.
- g. Of historical significance.

### **630-70.4 Site Visit.**

- A. Prior to the submission of specimen tree survey developer's certified arborist, authorized registered professional, or registered forester shall visit the site:
  1. Locate and flag specimen trees that meet the size criteria with green and white striped tape.
  2. Number specimen trees that meet the size criteria with tree ID tags.
  3. Prepare Specimen Tree Survey Plan (Section 320-20.1).
  4. Submit the Specimen Tree Survey to the Department of Planning and Development.

### **630-70.5 Specimen Tree Stands.**

- A. Specimen tree stands are required to be preserved. If groupings of trees are designated as specimen tree stands, they are required to be preserved and shown on the Specimen Tree Survey Plan and Specimen Tree Concept Plan. Specimen tree stands shall be marked as listed above in Section 630-70.4.
- B. Identification Criteria (meeting one or more of the following):
  1. Contiguous group of trees that contain one or more specimen trees and the specimen trees are interlocked with other members of the stand in such a manner as to endanger the specimen tree if other members of the stand were to be removed.
  2. Stand of historical significance.
  3. Exceptional aesthetic quality or striking characteristics.
  4. Unique, of a rare or unusual species.

### **630-70.6 Specimen Tree Preservation:**

- A. Additional density credit will be given for the preservation of specimen tree(s) given tree preservation is followed per the guidelines listed below and in this Chapter. Credit for any successfully saved and maintained specimen tree is listed in Table 630.3, Credit for Specimen Trees.

### **630-70.7 Specimen Tree Protection.**

- A. Specimen trees identified as preserved on the Specimen Tree Concept Plan shall have tree protection fence at the Critical Root Zone or dripline, whichever is greater, after the pre-construction meeting and prior to any land disturbance.
- B. The layout of utility lines, easements, and grading shall be outside the Critical Root Zone or dripline.



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- C. There shall be no parking, construction material storage, bury pits, concrete or gravel wash out, within Critical Root Zones, driplines, and Tree Save Areas.
- D. Critical Root Zone or dripline of specimen tree(s) and Tree Save Areas shall remain undisturbed with the following exceptions:
  - 1. Thinning is allowed and may include manual removal (no motorized/ wheeled or track vehicles) of non-specimen trees. Stumps may be ground provided there is no grading disturbance.
  - 2. The manual removal of the following plants is allowed: Kudzu, *Pueraria lobata*; Bamboo spp.; Japanese Honeysuckle, *Lonicera japonica*; Japanese Climbing Fern, *Lygodium japonicum*; Mimosa, *Albizia julibrissin*; Multiflora Rose, *Rosa multiflora*; Autumn Olive, *Elaeagnus umbellata*, Chinese Privet, *Ligustrum sinense*; Chinese Tallow Tree, *Sapium sebiferum*. A Commercial Applicator License and a Pesticide Contractor License are required by the contractor if the use of herbicides is necessary for noxious plant material removal.
  - 3. Non-vegetative material may be removed manually.
  - 4. Thinning and clearing of any vegetative material in the Critical Root Zone shall be done in the landscape installation phase of development.
- E. The tree protection fence shall be placed at the dripline or Critical Root Zone of the trees.
- F. Tree protective fencing shall be located at the dripline or the Critical Root Zone prior to any land disturbance. A certified arborist shall conduct a site visit after the pre-construction meeting and prior to any land disturbance to inspect tree protection fencing.
- G. Specimen trees and clearing limits shall be shown on the Site Development Plan, Grading Plan, Erosion, Sedimentation and Pollution Control Plan, Utility Plan, and Tree Preservation and/or Tree Replacement Plan.
- H. The top vegetative cover within the Critical Root Zone or dripline shall remain undisturbed. Mulch may be applied if the certified arborist, authorized registered professional or registered forester finds it will benefit the tree. If mulch is applied, it shall be aged hardwood mulch, and it shall be applied at the landscape installation phase of the project.
- I. Tree protection fencing shall be a minimum of four feet in height and be one of the three options listed below:
  - 1. Orange mesh type fabric or polyethylene laminar safety fencing.
  - 2. Two inch by 4-inch wood posts and 1 inch by 4-inch wood rails.
  - 3. Chain link fence, minimum 4 feet in height.
- J. Tree protection fences must have signage that reads "Stay Out", and "Tree Save", posted on fence every 20 feet with a minimum of four signs.
- K. Specimen trees and stands of specimen trees shall be protected from silt.
- L. Type S silt fencing must be placed along the outer uphill edge of Tree Protection Zones where land disturbance is taking place.
- M. A stop work order will be issued if a project is found to be out of compliance with the requirements of this Chapter.

**630-70.8 Specimen Tree Exemptions.** The following are exempt from a Specimen Tree Survey Plan and Specimen Tree Concept Plan:

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- A. Small sites (1 to 2 acres in size) in which it is clearly visible from one vantage point that there are no specimen trees on site are not required to submit a Specimen Tree Survey Plan or Specimen Tree Concept Plan. The Department of Planning and Development shall require a letter from the developer's certified arborist, authorized registered professional or registered forester certifying there are no specimen trees on site.
- B. A site that has been previously graded or cleared under a development permit or land disturbance permit and in which there are no specimen trees on site is not required to submit a Specimen Tree Survey Plan or Specimen Tree Concept Plan. The Department of Planning and Development shall require a letter from the developer's certified arborist, authorized registered professional or registered forester certifying there are no specimen trees on site.
- C. Private or public utility easements and County greenways on public access easements, and private or public utility easements shall not be required to submit a Specimen Tree Survey Plan or Specimen Tree Concept Plan if the proposed land-disturbing activities are strictly limited to those directly related to the placement of required utilities or placement of County greenways and the installation of private or public utilities, and County greenways on public access easements, private or public utility easements.

#### **630-70.9 Specimen Tree Critical Root Zone (CRZ) Disturbance.**

- A. A maximum of 30 percent of disturbance is allowed within the Critical Root Zone given specific circumstances. Specific circumstances include and are not limited to sidewalks, boardwalks, and paths. Any proposed disturbance shall be reviewed and approved by the Director. Credit may be given for the specimen tree when the Critical Root Zone is disturbed up to 25 percent. Credit is listed in Table 630.3 (Credit for Specimen Trees) and is as follows:
  - 1. 0 — 10 percent disturbance to the CRZ may receive 100 percent credit.
  - 2. 10.1 — 15 percent disturbance to the CRZ may receive 75 percent credit.
  - 3. 15.1 — 20 percent disturbance to the CRZ may receive 50 percent credit.
  - 4. 20.1 — 25 percent disturbance to CRZ may receive 25 percent credit.
  - 5. Any proposed disturbance to the specimen tree's CRZ from 25.1 to 30 percent may receive credit based upon what type of disturbance is proposed. Any proposed disturbance and specialty cut slopes shall be reviewed by the Director.
    - a. For example: Given a 36-inch specimen tree whose critical root zone is proposed to be disturbed by 15.4 percent: Table 630.3 assigns a 36-inch specimen tree 28.4 tree density units (TDU's). That tree may receive credit for 50 percent of 28.4 TDU's which is equivalent to 14.2 TDU's.
- B. When critical root zone disturbance exceeds 30 percent, the Director is hereby authorized to determine recompense.
- C. In the event a specimen tree's Critical Root Zone has experienced unauthorized impact and the disturbance is documented by photos, the Director is hereby authorized to determine recompense.

#### **630-70.10 Recompense/Specimen Tree Removal with Director Approval.**

- A. Director Approval is required for removal of specimen trees. The Director is hereby authorized to make a determination whether a specimen tree may be removed.
  - 1. If a specimen tree previously identified on the Specimen Tree Concept Plan to be preserved cannot be preserved due to site constraints, the developer shall submit to the Director a statement of hardship alleging a necessity for removal of the specimen tree and site design alternatives. Examples of hardship include, but are not limited to, a tree's proximity to overhead

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transmission lines and topography after site design options have been exhausted. Hardship factors require due justification and shall include documentation.

- a. Plans to be submitted to the Director showing hardship justification shall include the following:
  - i. Specimen Tree Survey Plan.
  - ii. Existing and proposed contours.
  - iii. Limits of Disturbance
  - iiii. Specimen Tree Concept Plan.
- B. The Director is hereby authorized to determine recompense requirements when a specimen tree requires removal based on site constraints. Recompense requirements shall not count toward existing specimen Tree Density Units.
- C. If specimen tree removal is approved by the Director, recompense Tree Density Units generated from removal of a specimen tree(s) shall not be counted toward any landscape requirement such as parking lot, landscape strip, or buffer trees.
- D. If specimen tree removal is approved by the Director, and if the existing Tree Density Units remaining post construction exceed the required Tree Density Units per acre requirement, recompense Tree Density Units may count toward any additional existing Tree Density Units.
- E. The Director is hereby authorized to make a final determination whether a tree is a specimen tree or whether it has historical significance.
- F. Trees shown on plan and planted on site for recompense shall be a minimum of 2 inches in caliper or greater, or a minimum of 6 feet in height or greater at time of planting and may be hardwood or softwood or a combination thereof.
- G. Trees planted for recompense shall be included in the overall percentage of genus calculations for the site. Refer to Subsection 630-30.5.E.

#### **630-70.11 Recompense/Specimen Tree Removal without Director Approval.**

- A. If a specimen tree is removed without prior approval from the Director, the penalty to replace that tree is two times the Tree Density Units of the specimen tree removed. Replacement tree(s) shall be 3 inches caliper or greater.
- B. If a specimen tree is removed without Director Approval with no residual evidence of its condition with the exception of the trunk, the diameter of the trunk will determine if the tree was of specimen quality. Required recompense units shall be two times the Tree Density Units of the specimen tree removed. Replacement trees shall be 3 inches caliper or greater.
- C. If there is evidence that a specimen tree is removed without plan approval and there is no residual evidence of its condition or trunk diameter, recompense requirements shall be a minimum of two 28-inch hardwood trees. The property owner will be required to plant 34.4 Tree Density Units on site in addition to other site density and landscape requirements.

**630-70.12 Specimen Tree Options.** The following are suggested guidelines for successful specimen tree preservation.

- A. *Specimen Tree Value.* At the option of developer and contractor a value of the tree can be computed and displayed on the tree protection fence during construction. Once the value is computed it can be written down on a weatherproof placard and placed on the tree protection fencing. The monetary replacement value of a specimen tree can be computed in two different ways.

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- B. *The "replacement" value of the tree is defined as the cost to replace a tree. Compute the value by taking the diameter of the specimen tree and match it to the existing credit unit value for that tree. The result is the total number of credit units attributed to the specimen tree. For this example, the tree was removed without prior Director approval, therefore the Tree Density Unit for the specimen tree must be multiplied by two. Take the total and divide by .6 (a 3-inch caliper replacement tree is worth .6 units). The result is the number of trees necessary to replace the specimen tree. Multiply the number of trees needed by the cost of the tree including planting, labor, and materials. The result is the total cost to replace the specimen tree or "the value" of the specimen tree.*
- C. *Example, Given: a 36-inch diameter oak tree.*
1. Credit Value = 28.4 Credit Units
  2. A 3-inch caliper replacement tree = .6 credit units (See Table 630.3)
  3. 28.4 times 2 equals 56.8
  4. 56.8 divided by .6 = 94.66 replacement trees needed
  5.  $95 \times \$250.00$  (estimated cost) = \$23,750 = Value of the tree

### Section 630-80. Tree Bank for Alternative Compliance.

#### 630-80.1 Purpose

The intent of the requirements of this Section is to ensure that a minimum number of trees are replaced and/ or preserved on newly developed or redeveloped sites. The Tree Bank is an alternative option and may be used in the event the site tree density or recompense tree density unit requirements cannot be met on-site due to hardship. Hardship must be documented by the developer and presented to the Director before the Tree Bank may be used.

Trees required by this Ordinance such as but not limited to parking lot, landscape strip, landscape setbacks, landscape frontages, street frontage buffer, supplemented buffer, and no access easement plantings must be planted on site and shall not utilize the Tree Bank.

**630-80.2 Monetary Compensation for Trees.** A developer may choose to provide the Gwinnett County Department of Planning and Development with monetary compensation for trees. If the Tree Bank is chosen, then the following criteria shall be observed:

- A. Provide tree density calculations on the Tree Preservation / Tree Replacement Plan including the total number of Tree Density Units that cannot be met on-site.
- B. Multiply the Tree Density Units that cannot be met on-site by the Monetary Compensation Value. The Department is authorized to determine the current Monetary Compensation Value for tree density units. To determine the tree bank monetary compensation, multiply this value times the Tree Density Units deficit to determine the dollar amount to be paid.
- D. The monies collected for the Tree Bank may be used for:
  1. Projects that collect data needed for management of urban community forests such as tree canopy mapping, assessments, tree management plans, and urban heat island mapping.
  2. Street tree planting programs.
  3. Community initiatives for the planting of trees.
  4. Food forest projects.
  5. Removal of invasive species.
  6. Educational purposes.

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7. Creation and/or updates to tree and landscape related regulations.
  8. Matching funds for any grants associated with the above items.
- E. The funds may be used by the Departments of Planning and Development, Community Services, and Support Services, community improvement districts, and neighborhood associations for the project types in 630-80.2D. Projects may be on public or private land as may be approved by the department.

### Section 630-90. Redevelopment.

**630-90.1** For redeveloped sites the Department of Planning and Development strongly recommends the developer, authorized registered professionals, design professionals and staff schedule a pre-submittal meeting with the department to discuss the potential of the site and any issues that may be present on the site.

**630-90.2** Redeveloped sites shall comply with the buffer and specimen tree requirements as set forth in Chapter 610 and Section 630-70 respectively and provide compliance with parking lot, landscape strip and Tree Density Unit requirements.

**630-90.3** Where the scope of a project results in disturbance, removal, and replacement of 25.1 percent or greater of the site area, a Tree Preservation and/or Tree Replacement Plan is required. The plan shall show landscape strip planting, parking lot trees, Tree Density Units, buffers and shall comply with the requirements of Chapters 600, 610, 620, 630 and 640 of this UDO.

**630-90.4** Where the scope of a project results in disturbance, removal, and replacement of 25 percent or less of the site area, a Tree Preservation and/or Tree Replacement Plan is required. The plan shall include the existing and proposed landscape conditions that verify compliance with Chapters 600, 610, 620, 630 and 640 of this UDO.

- A. At a minimum the plan must show the following existing and proposed elements with intent to comply:
1. Buffers.
  2. Landscape strips.
  3. Parking lot trees.
  4. Tree Density Units.
  5. Tree Save Areas.
- B. Director shall review the proposed Tree Preservation and/or Tree Replacement Plan.

**630-90.5** Disturbance as stated above in Redevelopment Section 630-90 shall include a building replacement where the footprint of the building counts toward the site disturbance.

### Section 630-100. Water-Efficient Design Considerations.

**630-100.1** It is the policy of Gwinnett County to encourage individuals or firms who prepare the plans and plats required by this UDO to consider the use of water-efficient landscaping principles and techniques as one of the criterion to be used in plant selection and design.

**630-100.2 Principles and Techniques of Water-Efficient Landscaping (Xeriscaping).** The recommended principles and techniques to be considered are as follows:

- A. *Proper Location and Design.* Locating plants where they will naturally thrive and not require excessive water and maintenance to survive, as well as grouping plants by water needs, and limiting and concentrating high water using plants.

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- B. *Turf Selection.* Limiting turf areas, and selecting turf grasses that can survive the variable rainfall conditions in this region.
- C. *Efficient Watering.* Once plants are established, avoid watering during periods of normal rainfall and during droughts, watering every week to 10 days or less depending on the drought tolerance of the plants.
- D. *Soil Improvements.* Loosening and breaking up the soil beyond the immediate planting area to allow better water absorption and to promote deep roots.
- E. *Mulching.* Using mulch to hold moisture in the soil which helps maximize the benefits of watering as well as preventing weeds.
- F. *Plant Selection.* Selecting plants native or suitable to the region according to their watering requirements and optimum locations.
- G. *Maintenance.* Maintaining the landscape to maximize water conservation such as increasing mowing heights and avoiding fertilizing during dry spells.

### **Section 630-110 Artificial Materials Prohibited.**

**630110.1** Only live plant material may be used to fulfill the requirements of this UDO.

### **Section 630-120. Warranty, Maintenance Surety, and Performance Surety.**

**630-120.1** All trees and landscape materials planted to meet the requirements of this UDO shall conform to the warrant and surety requirements of Chapter 1000.

### **630-120.2. Continuing Maintenance.**

- A. The owner, occupant, tenant, and respective agent of each, if any, shall be jointly and severally responsible for the perpetual maintenance and protection of buffers, trees and landscape plantings required by this UDO.
- B. The Department is hereby authorized to order diseased, infested, dying, dead or damaged landscaping required herein to be replaced.
- C. Buffers that, over a period of time, lose their screening ability shall be replanted to meet the requirements of Section 610-20.
- D. Replacement trees and landscaping shall be in accordance with the applicable provisions of this UDO.
- E. Owner of the property or property owners association as the designated responsible party for the landscaping, shall provide continued proper maintenance, repair, and replacement of all landscaping materials and areas in accordance with the approved plan for perpetuity. Maintenance shall include weeding, cultivating, mulching, trimming, pruning, watering, and fertilizing as needed. Maintenance should begin immediately after planting.
- F. Indemnification and maintenance agreements for developments must be recorded with the Gwinnett or Georgia Department of Transportation, as appropriate, prior to plan approval for landscaping and related site amenities within the right-of-way.

### **Section 630-130. Enforcement.**

Enforcement of this Chapter shall be consistent with the terms of Chapter 120 of the UDO.

## Chapter 700. Floodplain Management

### Section 700-10. General Provisions.

#### 700-10.1 Findings.

- A. The flood hazard areas of Gwinnett County are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- B. Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.
- C. Effective floodplain management and flood hazard protection activities can:
  - 1. Protect human life and health.
  - 2. Minimize damage to private property.
  - 3. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains.
  - 4. Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.
- D. Article IX, Section II of the Constitution of the State of Georgia and O.C.G.A. § 36-1-20(a), have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Gwinnett County, Georgia, establishes this set of floodplain management and flood hazard reduction policies for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

**700-10.2 Requirements.** The requirements of Chapter 700 shall be applicable to all Areas of Special Flood Hazard within the jurisdiction of Gwinnett County.

**700-10.3 Purpose.** It is the purpose of Chapter 700 to protect, maintain, and enhance the public health, safety, environment, and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, as well as to protect the beneficial uses of floodplain areas for water quality protection, streambank and stream corridor protection, wetlands preservation and ecological and environmental protection by provisions:

- A. Restricting or prohibiting uses or activities which are dangerous to health, safety, and property due to flooding or erosion hazards, or which increase flood heights, velocities, or erosion.
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction or renovation.
- C. Limiting the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters.
- D. Controlling filling, grading, dredging and other development which may increase erosion or flood damage.

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- E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards to other lands.
- F. Protecting the stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological functions of natural floodplain areas.

**700-10.4 Flood Area Maps and Studies.** For the purposes of defining and determining "Area of Special Flood Hazard," "Areas of Future-conditions Flood Hazard," "Areas of Shallow Flooding," "Base Flood Elevations," "Floodplains," "Floodways," "Future-conditions Flood Elevations," "Future-conditions Floodplains," potential flood hazard or risk categories as shown on FIRM maps, and other terms used in Chapter 700, the following documents and sources may be used for such purposes and are adopted by reference thereto:

- A. The Flood Insurance Study (FIS) dated September 26, 2006, or most current study, with accompanying maps and other supporting data and any revision thereto.
- B. Other studies which may be relied upon for establishment of the base flood elevation (BFE) or delineation of the base or one percent (100-year) floodplain and flood-proned areas, including:
  - 1. Any flood or flood related study conducted by the United States Army Corps of Engineers, the United States Geological Survey or any other local, State, or Federal Agency applicable to Gwinnett County.
  - 2. Any base flood study conducted by a licensed professional engineer in the State of Georgia which has been prepared utilizing FEMA approved methodology and approved by the Department of Planning and Development.
- C. Other studies which may be relied upon for establishment of the future conditions flood elevation or delineation of the future conditions floodplain and flood-proned areas, including:
  - 1. Any flood or flood related study conducted by the United States Army Corps of Engineers, the United States Geological Survey or any other local, state, or federal agency applicable to Gwinnett County.
  - 2. Any future-conditions flood study conducted by a licensed professional engineer in the State of Georgia which has been prepared utilizing FEMA approved methodology and approved by the Department of Planning and Development.
- D. The repository for public inspection of the FIS, accompanying maps and other supporting data is located at the following location:

Gwinnett County Department of Water Resources  
Central Facility  
684 Winder Highway  
Lawrenceville, GA 30045

**700-10.5 Interpretation.**

- A. In the interpretation and application of Chapter 700 all provisions shall be:
  - 1. Considered as minimum requirements.
  - 2. Liberally construed in favor of Gwinnett County.
  - 3. Deemed neither to limit nor repeal any other powers granted under state statutes.
- B. Where interpretation is needed as to the exact location of floodplain or floodway boundaries (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Department shall make the necessary interpretation based on data submitted by the



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applicant. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Chapter 700.

- C. Where flood plain elevations have been defined, the floodplain shall be determined based on flood elevations rather than the area graphically delineated on the floodplain maps.

**700-10.6 Drainage Easement Establishment.** On behalf of the public, a drainage easement is hereby established for the sole purpose of preserving and protecting the free flow of surface waters inside the future conditions flood contour elevations and along all watercourses. Where debris has accumulated in such a manner as would increase the need for flood protection, raise the flood level, or increase the risk of hazardous inundation of adjacent communities or jurisdictions, the County is hereby authorized to enter upon such watercourse and clear or remove such debris or obstructions as are hazardous to the public safety. The cost thereof shall be charged to the owner of the property where such debris and/or obstruction was generated. Where erosion has occurred in such a manner as would endanger a building or a structure, the County is hereby authorized to enter upon such watercourse and stabilize the channel for public safety. The cost thereof shall be charged to the owner of the property where the erosion has occurred and/or caused the erosion.

**700-10.7 Establishment of Development Permit.** A development permit shall be required in conformance with the provisions of this UDO prior to the commencement of any clearing, grading, or development activities adjacent to, within, or affecting a future conditions floodplain.

**700-10.8 Compliance.** No structure or use of land shall hereafter be located, extended, converted, or structurally altered without full compliance with the terms of Chapter 700 and other applicable regulations.

**700-10.9 Compatibility with Other Regulations.** Chapter 700 is not intended to modify or repeal any other ordinance, rule, regulation, statute, easement, covenant, deed restriction or other provision of law. The requirements of Chapter 700 are in addition to the requirements of any other ordinance, rule, regulation, or other provision of law, and where any provision of Chapter 700 imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

**700-10.10 Warning and Disclaimer of Liability.** The degree of flood protection required by Chapter 700 is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. Chapter 700 does not imply that land outside the special flood hazard or flood prone areas or uses permitted within such areas will be free from flooding or flood damages. Chapter 700 shall not create liability on the part of Gwinnett County or on the part of any officer or employee thereof for any flood damages that results from reliance on this Chapter, or any administrative decision lawfully made thereunder.

**700-10.11 Duties and Responsibilities of Ordinance Administrator.** As the administrator of Chapter 700, the duties of the Director of the Department of Planning and Development or the Director's designee shall include, but shall not be limited to:

- A. Review all development applications and permits to assure that the requirements of Chapter 700 have been satisfied and to determine whether proposed building sites will be reasonably safe from flooding.
- B. Require that copies of all necessary permits from governmental agencies from which approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334, be provided and maintained on file.
- C. When base flood elevation data or floodway data have not been provided, then the Director or Director's designee shall require the applicant to obtain, review and reasonably use any base flood elevation and floodway data available from a federal, state, or other sources in order to meet the requirements of Sections 700-20 and 700-30 and provisions of 700-40 herein.

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- D. Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new or substantially improved structures.
- E. Review and record the actual elevation, in relation to mean sea level to which any substantially improved structures have been flood-proofed.
- F. When flood-proofing is used for a non-residential structure, the director or director's designee shall review the design and operational maintenance plan and obtain certification of design criteria from a registered professional engineer or architect.
- G. Notify affected adjacent communities and the Georgia Department of Natural Resources (GA DNR) prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
- H. Where interpretation is needed as to the exact location of boundaries of the special flood hazard area (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions) the director or director's designee shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Chapter 120. Where floodplain elevations have been defined, the floodplain shall be determined based on flood elevations rather than the area graphically delineated on the floodplain maps.
- I. All records pertaining to the provisions of Chapter 700 shall be maintained in the office of the Director or Director's designee and shall be open for public inspection.
- J. Coordinate all FIRM revisions with the GA DNR and FEMA.
- K. Review variance applications.

**700-10.12 Severability.** If the provisions of any section, subsection, paragraph, subdivision, or clause of Chapter 700 shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of Chapter 700.

### Section 700-20. Permit Procedures and Requirements.

**700-20.1 General Permit Procedures.** An application for a development permit on any property where a special flood hazard area is located or is proposed to be altered or disturbed in any way shall include, but not be limited to, the following in addition to the requirements of Section 330 of this UDO: plans drawn to scale of the property showing the floodplain, floodway and the nature, location, dimensions, and elevations of existing or proposed structures, fill, storage of materials, and drainage facilities.

#### **700-20.2 Permit Application Requirements.**

- A. No owner or developer shall perform any development activity on a site where an Area of Special Flood Hazard or Area of Future-conditions Flood Hazard is located without first meeting the requirements of this ordinance prior to commencing the proposed activity.
- B. Unless specifically excluded by this Chapter, any landowner or developer desiring a permit for development activity shall submit to Gwinnett County a permit application on a form provided for that purpose.
- C. No permit will be approved for any development activities that do not meet the requirements, restrictions, and criteria of this Chapter.

#### **700-20.3 Encroachments.**

- A. Application Procedure.

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1. An application for a development permit which proposes any encroachment into, or alteration of a floodway shall, in addition to the requirements of Chapter 330 of this UDO, require submittal to the Department of complete plans and engineering calculations as required by Chapter 700 for "no rise" certification.
  2. The Department shall review and authorize such floodway encroachments prior to the issuance of a development permit and shall obtain from the applicant an engineering "no-rise" certification signed by a professional engineer stating that the proposed development will not create any change to the pre-project base flood elevations, floodway elevations, or floodway widths.
  3. If the applicant proposes to revise the floodway boundaries or base flood elevations, no permit authorizing an encroachment into or the alteration of the floodway shall be issued by the Department until an affirmative Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Amendment (CLOMA), whichever is applicable, is issued and "no rise" certification is approved by the Department.
  4. An application for a map revision shall be submitted first to the Department. Record drawings and calculations shall be required to be provided to the Department by the applicant at the time of completion of the floodway encroachment.
  5. Payment of any review fees associated with the review and approval of the encroachment shall be the responsibility of the applicant. Final plats or certificates of occupancy shall not be issued by the Department until an affirmative Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA), whichever is applicable, is issued.
- B. Flood Levels Resulting from Floodway Encroachments. Located within Areas of Special Flood Hazard are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity flood waters, debris, or erosion potential. In addition, floodways must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights. Therefore, the following provisions shall apply:
1. Encroachments are prohibited, including but not limited to fill, new construction, substantial improvements, and other developments, within the regulatory floodway except for activities specifically allowed in Subsection 700-20.2.B.2 below.
  2. Encroachments for bridges, culverts, roadways, and utilities within the regulatory floodway may be permitted provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase to the pre-project base flood elevations, floodway elevations, or floodway widths during the base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof.
- C. In areas where the floodplain has been established but the base flood elevation (BFE) and/or the floodway has not been established on FIS maps, no encroachments into areas of special flood hazard, including fill or structures, shall be authorized unless certification by a registered professional engineer is provided to the Department demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the floodplain more than 0.01 foot at any point. The study shall be submitted as a revision/amendment to the FIS maps showing the BFE and the floodway. Approval of the revision/amendment must be received before the final plat can be approved or a certificate of occupancy can be issued.

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- D. In areas beyond the limits of study on the flood boundary and floodways maps or FIRM, which contains a watercourse, and have greater than 100 acres of surface drainage area above the property, no increase in flood elevations off-site shall be authorized.

**700-20.4 Engineering Study Requirements.** An engineering study is required (as appropriate to the proposed development activities on the site) when a base flood or future conditions floodplain is located on the property proposed for development. This study shall be prepared by a currently registered professional engineer in Georgia and made a part of the application for a development permit. This information shall be submitted to and approved by the Department prior to the approval of any permit that would authorize the development. The engineering study shall contain, but not be limited to:

- A. Description of the extent to which any watercourse or floodplain will be altered or relocated as a result of the proposed development.
- B. Any report that must be submitted for review, in accordance with this Section, must use a step-backwater analysis approved by the Department. Cross-sections (which may be supplemented by the applicant) and flow information from the existing FIS will be obtained whenever available. Where applicable, computations will be shown duplicating FIS results and then computations will be rerun with the proposed modifications to determine the new base flood and future conditions flood profiles.
- C. Floodplain storage calculations based on cross-sections (at least one every 100 feet) showing existing and proposed floodplain conditions must be provided to show that future conditions floodplain storage capacity will not be diminished by the development.
- D. If changes to the base flood or future conditions flood elevation are proposed, profiles of the channel showing the existing and proposed base flood and future conditions flood elevations must be provided.
- E. The study shall include a preliminary plat, grading plan, or site plan, as appropriate, which shall clearly define all future conditions floodplain encroachments.
- F. The floodway shall be determined when any encroachment in the floodplain is proposed, or a detailed study is performed to determine flood profiles.
- G. Detailed flood studies in areas where the floodplain has been established but the Base Flood Elevation (BFE) and/or the floodway has not been established and in areas beyond the limits of study on the FIRM, which may contain a watercourse, and have greater than 100 acres of surface drainage area above the property, shall be submitted showing the base flood elevations, future conditions flood elevations, and the floodway. Approval of the study must be received before the final plat of the affected lots can be approved or a Certificate of Occupancy can be issued.

**700-20.5 Floodplain Management Plan and Plat Requirements.** An application for a development project with any Area of Special Flood Hazard or Area of Future-conditions Flood Hazard located on site shall include a floodplain management/flood damage plan. This plan shall include the following items:

- A. Site plan drawn to scale, which includes but is not limited to:
  - 1. Existing and proposed elevations of the area in question and the nature, location, and dimension of existing and/or proposed structures, earthen fill placement, amount and location of excavation material, and storage of materials or equipment;
  - 2. For all proposed structures, spot ground elevations at the building corners and 20-foot or smaller intervals along the foundation footprint, or one foot contour elevations throughout the building site;
  - 3. Proposed locations of water supply, sanitary sewer, and utilities;
  - 4. Proposed locations of drainage and stormwater management facilities;

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5. Proposed grading plan;
  6. Base flood elevations and future-conditions flood elevations;
  7. Boundaries of the base flood floodplain and future-conditions floodplain;
  8. Location of the floodway, if applicable; and
  9. Certification of the above by a licensed professional engineer or surveyor.
- B. Building and foundation design detail, including but not limited to:
1. Elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures;
  2. Design plans certified by a licensed professional engineer or architect for all proposed structure(s).
- C. Hard copies and digital files of computer models, copy of work maps, comparison of pre- and post-development conditions base flood elevations, future-conditions flood elevations, flood protection elevations, Special Flood Hazard Areas and regulatory floodways, flood profiles and all other computations and other information similar to that presented in the FIS;
- D. The approved floodplain management/flood damage prevention plan shall contain certification by the applicant that all development activities will be done according to the plan or previously approved revisions. Any and all development permits and/or use and occupancy certificates or permits may be revoked at any time if the construction and development activities are not in accordance with approved plans.
- E. All residential lots in a proposed subdivision shall have sufficient buildable area outside of the future conditions floodplain such that encroachments into the future-conditions floodplain for residential structures will not be required.
- F. All preliminary plats and site development plans will provide the elevations of proposed structures in accordance with this Chapter.
- G. All preliminary plats and site development plans shall be consistent with the need to minimize flood damage.
- H. All construction plans for land development shall show public utilities and facilities such as water, sanitary sewer, gas, and electrical systems located and constructed to minimize or eliminate infiltration of flood waters, and discharges from the systems into flood waters.
- I. All construction plans for land development include adequate drainage and stormwater management facilities per the requirements of Chapter 800 to reduce potential exposure to flood hazards.

**700-20.6 Building Permit Requirements.** Prior to the issuance of a building permit for a site which contains or is adjacent to the floodplain, a drawing which shows the elevation of the proposed lowest floor of the building, including basement, the limits of the floodplain, and the highest future conditions flood elevation and base flood elevation (100-year) adjacent to the building, must be submitted to the Department for approval. If the proposed development is located in multiple flood zones or multiple base flood elevation cross the proposed building site, the higher or more restrictive base flood elevation or future condition elevation and development standards shall take precedence at the building site. Proposed grading encroachments must be shown on this drawing. Elevations shall be referenced to an accurate topographical reference (e.g., a recorded final plat whereon the future conditions and the base floodplain is shown).

**700-20.6 Other Permits or Approvals.**

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- A. Copies of any additional federal or state permits or approvals as may be required by the Corps of Engineers, Georgia Department of Natural Resources, FEMA, or others shall be provided by the developer upon their approval and maintained on file in the Department of Planning and Development.
- B. The Department shall notify adjacent communities and the Georgia Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).

**700-20.7 Construction Stage.** For all new construction and substantial improvements on sites with a floodplain management/ flood damage prevention plan which may be shown on a Residential Drainage Plan, the permit holder shall provide to Gwinnett County a certified as-built Elevation Certificate, or Floodproofing Certificate for non-residential construction, including the lowest floor elevation or floodproofing level immediately after the lowest floor or floodproofing is completed. A final Elevation Certificate shall be provided after completion of construction including final grading of the site. Any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by the same. When floodproofing is utilized for non- residential structures, said certification shall be prepared by or under the direct supervision of a licensed professional engineer or architect and certified by same using the FEMA Floodproofing Certificate. This certification shall also include the design and operation/maintenance plan to assure continued viability of the floodproofing measures.

Any work undertaken prior to submission and approval of the certification shall be at the permit holder's risk. No framing inspection shall be completed or approved by the Department until such required certification is received and verified by the Department. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being allowed to proceed. Failure to submit the survey or failure to make said corrections required thereby shall be cause to issue a stop work order for the project.

### Section 700-30. Standards for Development.

#### 700-30.1 Definition of Floodplain Boundaries.

- A. Studied "A" zones, identified in the Gwinnett County Flood Insurance Study identified in Section 700-10.4 shall be used to establish base flood elevations whenever available.
- B. For all streams with a drainage area of 100 acres or greater, the base flood elevation and future conditions flood elevation shall be determined from the FIRM and FIS or provided by the Department. If base flood elevation and future conditions flood elevation data is not available, then it shall be determined by a registered professional using FEMA approved methodology. The method of analysis shall be subject to the approval of the Department.
- C. The boundaries or limits of the floodplain shall be within 0.5 feet vertical accuracy on the development plan containing existing topographic information.

#### 700-30.2 Definition of Floodway Boundaries.

- A. The width of a floodway shall be determined from the FIS or FEMA approved flood study. For all streams with a drainage area of 100 acres or greater, the regulatory floodway shall be provided by the Department. If floodway data is not available from the Department, then it shall be determined by a registered professional engineer using a method approved by FEMA and the Department.
- B. Following a pre-design conference with the Department, the boundaries or limits of the floodway shall be shown on the development plan containing existing topographic information.

#### 700-30.3 General Standards.

- A. No development shall be allowed within any Area of Special Flood Hazard or Area of Future-conditions Flood Hazard that could result in any of the following:

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1. Raise the base flood or future conditions flood elevation equal to or more than 0.01 foot.
  2. Reduce the base flood or future conditions flood storage capacity.
  3. Change the flow characteristics of the waters of the base flood or future conditions flood as they pass both the upstream and the downstream boundaries of the property. Verification shall be provided via a step-backwater analysis.
  4. Create hazardous or erosion-producing velocities or result in excessive sedimentation.
- B. Any development within any Area of Special Flood Hazard or Area of Future-conditions Flood Hazard allowed under 700-30.3 shall also meet the following conditions:
1. Compensation for storage capacity shall occur between the average ground water table elevation and the base flood elevation for the base flood, and between the average ground water table elevation and the future-condition flood elevation for the future-conditions flood. Compensation shall occur within the boundaries of ownership of the property being developed, or within a permanent, recorded flood control easement (which shall be a part of the Departmental record) and shall be within a reasonable proximity to the location of the encroachment. Acceptable means of providing required compensation include: lowering of natural ground elevations within the floodplain; or lowering of adjoining land areas to create additional floodplain; or raising of the future conditions flood elevation within the boundaries of ownership of the property being developed. All cut areas are to be graded to a slope of no less than two percent. In no case shall any required compensation be provided via bottom storage or by excavating below the elevation of the top of the natural (pre-development) stream channel unless such excavation results from widening or relocation of the stream channel.
  2. Cut areas shall be stabilized to a slope of no less than 2.0 percent;
  3. Verification of no-rise conditions, flood storage volumes, and flow characteristics shall be provided via a step-backwater analysis meeting the requirements of 700-20.4;
  4. Effective transitions shall be provided such that flow velocities occurring on both upstream and downstream properties are not increased or decreased;
  5. All proposed development shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize or eliminate flood damage.
  6. Any significant physical changes to the base flood floodplain shall be submitted as a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Amendment (CLOMA), whichever is applicable. The CLOMR submittal shall be subject to approval by the County using the FEMA Community Concurrence forms before forwarding the submittal package to FEMA for final approval. The responsibility for forwarding the CLOMR to FEMA and for obtaining the CLOMR approval shall be the responsibility of the applicant. Within six months of the completion of development, the applicant shall submit as-built surveys and plans for a final Letter of Map Revision (LOMR).
- C. All subdivision proposals shall identify the Area of Special Flood Hazard and Areas of Future-conditions Flood Hazard therein and provide base flood elevation data and future-conditions flood elevation data.
1. All residential lots in a subdivision proposal shall have sufficient buildable area outside of the future-conditions floodplain such that encroachments into the future-conditions floodplain for residential structures will not be required; and
  2. All subdivision plans will provide the elevations of proposed structures in accordance with Section 700-20.5.

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**700-30.4 Maintenance Requirements.** The property owner shall be responsible for continuing maintenance as may be needed within an altered or relocated portion of a floodplain on his property so that the flood-carrying or flood storage capacity is not diminished. Gwinnett County may direct the property owner (at no cost to the County) to restore the flood-carrying or flood storage capacity of the floodplain if the owner has not, in the opinion of the County pursuant to the approved plans and floodplain report on file with the Department, performed satisfactory maintenance.

### Section 700-40. Provisions for Flood Damage Reduction.

**700-40.1 General Standards.** All new construction and substantial improvement of structures adjacent (residential or non-residential) to special flood hazard areas shall comply with the applicable requirements of the Gwinnett County Construction Code and the following:

- A. Buildings/structures, including manufactured homes, shall not be allowed within the limits of the future-conditions floodplain;
- B. Buildings/structures shall be constructed with materials and utility equipment resistant to flood damage;
- C. Buildings/structures shall be constructed by methods and practices that minimize flood damage;
- D. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be constructed or located three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher, so as to prevent water from entering or accumulating within the components during conditions of flooding;
- E. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- F. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters;
- G. New construction and substantial improvements of existing structures shall be anchored to prevent flotation, collapse, or lateral movement of the structure;
- H. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- I. Other public utilities such as gas and electric systems shall be located and constructed to avoid impairment to them, or public safety hazards from them, during flooding;
- J. New development shall include adequate drainage and stormwater management facilities per requirement of Gwinnett County to reduce exposure to flood hazards;
- K. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces;
- L. When only a portion of a parcel is located within a flood zone or the future-conditions floodplain, all new and substantially improved structures on the parcel shall meet requirements of Chapter 700;
- M. Any alteration, repair, reconstruction, or improvement to a structure which is not compliant with the provisions of Chapter 700, shall be undertaken only if the non-conformity is not furthered, extended, or replaced.



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- N. If the proposed development is located in multiple flood zones, or multiple base flood elevations cross the proposed site, the higher or restrictive base flood elevation or future condition elevation and development standards shall take precedence;
- O. Subdivision proposals and other proposed new development, including manufactured home parks, shall be reasonably safe from flooding:
  - 1. All such proposals shall be consistent with the need to minimize flood damage within the flood prone area;
  - 2. All public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located and constructed to minimize or eliminate flood damage; and
  - 3. Adequate drainage shall be provided to reduce exposure to flood hazards.

#### **700-40.2 Structures and Buildings Authorized in the Floodplain.**

##### **A. Residential Buildings.**

- 1. *New construction.* New construction of principal residential structures shall not be allowed within the limits of the future-conditions floodplain.
- 2. *Substantial improvements.* For substantial improvements to all or part of an existing principal residential buildings, the requirements of Sections 700-20.1 through 700-20.3 and Sections 700-30.1 et seq., shall apply and the elevation of the lowest floor, including basement and access to the building, shall be elevated at least three feet above the level of the highest base flood elevation (100-year) adjacent to the building or at least 1 foot above the future conditions flood elevation whichever is highest. Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with Section 700-40.4 titled "Elevated buildings".

##### **B. Non-Residential Buildings.**

- 1. *New construction.* New construction of principal non-residential structures shall not be allowed within the limits of the future future-conditions floodplain.
- 2. *Substantial improvements.* Substantial improvements to all or part of an existing principal non-residential buildings may be authorized by the Department to be flood proofed in lieu of being elevated, in accordance with Section 700-40.4 titled "Elevated buildings", provided that all areas of the building less than 1 foot above the base flood elevation or below the future conditions flood elevation, whichever is highest, are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify to the Department that the standards of this subsection are satisfied and shall provide the Department a flood proofing certificate including flood proofing level immediately after flood proofing is completed. The certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The requirements of Sections 700-20.1 through 700-20.3 and Sections 700-30.1, et seq., shall also apply.

##### **C. Accessory and non-habitable buildings and structures.** Accessory and non-habitable structures (i.e., barns, sheds, gazebos, and other similar structures) which are permitted to be located within the limits of the floodplain under the provisions of Title 2 of this UDO shall be designed and constructed of flood resistant materials to pass all floodwater and be anchored to prevent flotation, collapse, or lateral movement of the structure in a manner consistent with Chapter 700.

##### **D. Drainage structures and impoundments.** Drainage structures and impoundments may be authorized provided they are designed and constructed pursuant to the requirements of this UDO, are approved by the Department, and are consistent with the requirements of Chapter 700. Detention facilities may

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be located within the future conditions floodplain if the future conditions flood storage capacity is not reduced by the dam and water impounded behind the dam as required in Section 700-30.3.A.

- E. *Standards for Recreational Vehicles.* All recreational vehicles placed on sites must either:
1. Be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions).
  - 2B. The recreational vehicle must meet all the requirements for residential buildings including the anchoring and elevation requirements.
- F. *Standards for Manufactured Homes.*
1. New manufactured homes shall not be allowed to be placed within the limits of the future-conditions floodplain.
  2. Manufactured homes placed and/or substantially improved in an existing manufactured home park or subdivision shall be elevated so that either:
    - i. The lowest floor of the manufactured home is elevated no lower than three (3) feet above the level of the base flood elevation, or one (1) foot above the future-conditions flood elevation, whichever is higher; or
    - ii. The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.
  3. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement in accordance with standards of Section 700-40.1(K).

### **700-40.3 Structures and Buildings Authorized Adjacent to the Future Conditions Floodplain.**

- A. *Residential buildings.* For new construction or substantial improvement of any principal residential building or manufactured home, the elevation of the lowest floor, including basement and access to the building, shall be at least three feet above the level of the highest base flood (100-year) elevation adjacent to the building or at least 1 foot above the future conditions flood elevation whichever is highest. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with Section 700-40.4.
- B. *Non-residential buildings.* For new construction or substantial improvement of any principal non-residential building, the elevation of the lowest floor, including basement and access to the building, shall be at least 1 foot above the level of the highest base flood (100-year) elevation adjacent to the building or at least as high as the future conditions flood elevation whichever is highest. Should solid foundation perimeter walls be used to elevate the structure, openings sufficient to automatically equalize the hydrostatic flood forces on exterior walls shall be provided in accordance with Section 700-40.4.

**700-40.4 Elevated Buildings.** All new construction or substantial improvements of existing structures that include any fully enclosed area located below the lowest floor formed by foundation and other exterior walls shall be designed so as to be an unfinished or flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of flood water.

- A. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:

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1. Provide a minimum of two openings having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding.
  2. The bottom of all openings shall be no higher than 1 foot above grade.
  3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions.
- B. So as not to violate the "lowest floor" criteria of Section 700-40.1.A or Section 700-40.1.B, the unfinished or flood resistant enclosure shall only be used for parking of vehicles, limited storage of maintenance equipment used in connection with the premises, or entry to the elevated area.
- C. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.

**700-40.5 Building Standards for Residential Single-lot Developments on Streams without Established Base Flood Elevations and/or Floodway (A-Zones).** For a residential single-lot development not part of a subdivision that has areas of special flood hazard, where streams exist but no base flood data have been provided (A-zones), the Director shall review and reasonably use any available scientific or historic flood elevation data, base flood elevation and floodway data, or future conditions flood elevation data available from a federal, state, local or other source, in order to administer the provisions and standards of Chapter 700.

If data is not available from any of these sources, the following provisions shall apply:

- A. No encroachments, including structures or fill material, shall be located within an area equal to twice the width of the stream or 50 feet from the top of the bank of the stream, whichever is greater.
- B. In special flood hazard areas without base flood elevation or future conditions flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three feet above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with Section 700-40.6.

**700-40.6 Building Standards for Areas of Shallow Flooding (AO-Zones). Areas of Special Flood Hazard may include designated "AO" shallow flooding areas.** These areas have base flood depths of one (1) to three (3) feet above ground, with no clearly defined channel. In these areas the following provisions apply:

- A. All new construction and substantial improvements of residential and non- residential structures shall have the lowest floor, including basement, elevated to no lower than one (1) foot above the flood depth number in feet specified on the Flood Insurance Rate Map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least three (3) feet above the highest adjacent grade. Flood openings sufficient to facilitate automatic equalization of hydrostatic flood forces shall be provided in accordance with standards of Section 700-40.4;
- B. New construction and substantial improvement of a non-residential structure may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to the specified FIRM flood level plus one (1) foot above the highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A licensed professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice, and shall provide such certification to the (ordinance administrator) using the FEMA Floodproofing Certificate along with the design and operation/maintenance plan; and
- C. Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

### Section 700-50. Variances.

#### 700-50.1 Variance Procedures.

- A. Requests for variances from the requirements of Chapter 700 shall be submitted to the Department. All such requests shall be heard and decided in accordance with the procedures outlined in the Gwinnett County Stormwater Management Manual and as set forth by the O.C.G.A. § 5-4-1 when certiorari shall lie. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.
- B. Any person adversely affected by any decision of a request for variance shall have the right to appeal the decision to the Board of Construction Adjustments and Appeals in their normal course of business. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.

#### 700-50.2 Evaluation of Variance Requests.

- A. In passing upon variance applications for relief from the provisions of Chapter 700, all technical evaluations, all relevant factors, all standards specified in other sections of this Chapter, and the items listed in the Gwinnett County Stormwater Management Manual shall be provided for review.
- B. Upon consideration of the factors listed in the Gwinnett County Storm Sewer Pipe Standards and the stated purposes of Chapter 700, such conditions to the granting of a variance as the Board of Construction Adjustments and Appeals deems necessary or appropriate, consistent with the purposes of this Sections may be attached to the variance.
- C. Variances shall not be approved within any designated floodway if any increase in flood levels outside the boundaries of ownership of the property being developed or drainage easement during the future conditions or the base flood discharge would result.
- D. Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of Chapter 700 are met, no reasonable alternative exists, and the development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.
- E. Any person requesting a variance shall, from the time of the request until the time the request is acted upon, submit such information and documentation as deemed necessary to the consideration of the request.
- F. Variances shall not be issued "after the fact."

**700-50.3 Historic Structures.** Variances from the requirements of Chapter 700 may be approved for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, and provided the proposed reconstruction, rehabilitation, or restoration will not result in the structure losing its historical designation and provided further that the requirements of Section 700-50.4 herein are met.

#### 700-50.4 Conditions for Variance Approval.

- A. Variances shall only be approved upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
- B. Variances shall only be issued upon a finding of the following:
  - 1. A showing of good and sufficient cause.

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2. A determination that failure to grant the variance would result in exceptional hardship.
  3. A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- C. No variance from the provisions of Chapter 700 may be approved which would allow a structure or use of land otherwise prohibited in the flood hazard area under the provisions of Title 2 of this UDO.
- D. Any person to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation of the proposed lowest floor and stating that the cost of flood insurance will be commensurate with the increased risk to life and property resulting from the reduced lowest floor elevation.

**700-50.5 Records and Reports.** The Department shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

## Chapter 800. Stormwater Management<sup>1</sup>

### Section 800-10. Stormwater Management General.

**800-10.1** Stormwater management is intended to lessen the impacts of urbanization on the natural hydrology of the site. The goal is to reduce the amount of stormwater runoff and pollutants that are released, provide for natural on-site control and treatment of runoff, and optimize the location of stormwater management facilities. These goals are met through runoff reduction or water quality, channel protection, overbank flood protection and extreme flood protection.

**800-10.2** Runoff reduction practices shall be sized and designed to retain the first 1-inch of rainfall on the site to the maximum extent practicable. Runoff reduction practices are stormwater best management practices, BMP's, used to disconnect impervious and disturbed pervious surfaces from the stormwater drainage system to reduce the post-construction stormwater runoff rates, volumes, and pollutant loads. Runoff Reduction shall be used where practical, prior to using water quality standards. If the Runoff Reduction requirements cannot be met in whole or part, then the water quality standards shall be used to treat the remainder.

**800-10.3** Stormwater management systems shall be designed to detain or treat the runoff from 85% of the storms that occur in an average year and reduce the average annual post-development total suspended solids loadings by 80% in order to meet the water quality requirement. The water quality requirement can be waived if the entire 100% of runoff reduction is provided. Water quality and runoff reduction can also be provided in conjunction in order to meet the water quality requirements outlined in the Gwinnett County Stormwater Management Manual.

**800-10.4** The increase in the frequency and duration of bankfull flow conditions in stream channels due to urban development is the primary cause of stream bank erosion and the widening and downcutting of stream channels. In order to reduce the effects from urban development within the stream channels, channel protection must be provided. Stream channel protection shall be provided using the following three approaches:

- A. 24-hour extended detention storage of the 1-year 24-hour return frequency storm event
- B. Erosion prevention measures such as energy dissipation and velocity control
- C. Preservation of the applicable stream buffer

**800-10.5** Stormwater management facilities shall be designed so that their peak release rates, when combined with those of all bypass areas in the same basin, produce peak flow rates and flow velocities at the site's boundary line no greater than those which occurred at the same location for pre-developed conditions. A downstream analysis may warrant a development to over-detain to protect downstream properties or may even warrant reduction/elimination of detention due to the timing of peak discharges within the watershed as outlined in Sections 800-50.2 and 800-50.3

**800-10.6** The positive effects of stormwater management via on-site stormwater management facilities diminish rapidly as the distance downstream from the point of discharge increases, and the smaller the facility's contribution is, as a percentage of the total runoff contributing to downstream flow, the shorter the distance downstream that the benefits are realized. Because of these limitations, on-site stormwater treatment is effective

<sup>1</sup>Editor's note(s)—Ord. No. UDOA2020-00003(GCID: 2020-0962) , Exh. A, adopted Oct. 6, 2020, repealed the former Ch. 800, §§ 800-10—800-100, and enacted a new Ch. 800 as set out herein. The former Ch. 800 pertained to similar subject matter and derived from Ord. No. UDOA2019-00005(GCID2019-0295) , Exh. A, adopted March 19, 2019.

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at controlling flooding only when flow from the facility is a significant percentage of the total flow at the point of interest, and only if the point of interest is immediately downstream. The concepts of immediately downstream and significant percentage of total flow are inseparable. The portion of a receiving watercourse (one which receives and conveys runoff from a site) which lies downstream from the site to the point where the area of the site is 10 percent of the total drainage area, shall generally be considered to constitute that portion of the watercourse which is immediately downstream.

**800-10.7** Peak flow rate control shall normally be provided only for the 2-year, 5-year, 10-year, and 25-year frequency storm events in order to meet the requirements of overbank flood protection. The 100-year event shall be provided when failure to do so would result in flooding of other habitable dwellings, property damage, or public access and/or utility interruption (extreme flood protection).

**800-10.8** Trout stream protection, when required, can be achieved by using the appropriate stormwater BMP's outlined in the Gwinnett County Stormwater Management Manual. A temperature increase greater than 2°F is not allowed within a trout stream.

### Section 800-20. Stormwater Management Documentation.

**800-20.1** The purpose of Stormwater management documentation is to support the development of the project site using Best Management Practices (BMP's) and diligent engineering. The report must follow the guidelines set forth in the Gwinnett County Stormwater Management Manual and is required for all developments. The report shall be certified by a qualified registered professional registered in the State of Georgia.

**800-20.2** A stormwater management analysis shall identify the locations and quantities of stormwater runoff entering and exiting the site for both pre-and post-developed conditions. Analysis of the off-site properties shall anticipate future development in addition to addressing existing conditions.

**800-20.3** For the purposes of these regulations, the words "downstream" and "analysis" shall have the following meanings. The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property. The analysis shall focus on the portion of the drainage way "immediately" downstream from the project. This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area. The analysis shall be in accordance with the Gwinnett County Stormwater Management Manual.

**800-20.4** The following criteria shall be evaluated by the authorized registered professional preparing the Stormwater Management Report, and in determining whether stormwater treatment is required for any portion of any site:

- A. Existing land uses downstream.
- B. Anticipated future land uses downstream.
- C. Magnitude of increase in peak flows due to development.
- D. Presence of existing drainage problems.
- E. Capacity of existing and anticipated drainage systems.
- F. Creation of concentrated flows where none had occurred previously.
- G. Availability of feasible locations for stormwater management facilities.
- H. Existing flows generated off-site which pass through the project site.
- I. The nature of the receiving watercourse.

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**800-20.5** When a development uses an existing facility where the last approved certification and record drawing of the facility was over 18 months prior to the new development's submittal, the authorized registered professional shall provide one of the following:

- A. A new survey, drawing and certification showing that the outlet structure is constructed as approved on the as-built plan and the flood storage and water quality volume of the facility is equal to or greater than the volume required when the facility was approved.
- B. Construction plans and calculations showing that the outlet structure will function as designed and the flood storage and water quality volume of the facility will be equal to or greater than the volume required when the facility was approved once proposed maintenance has been performed.
- C. A new record survey, drawing, study, and certification showing that the facility meets the development requirements when the facility was approved.
- D. Current inspection of existing stormwater management structures with deficiencies noted
- E. BMP Landscaping Plans if required at time of BMP construction.

**800-20.6** All design related to stormwater shall be in accordance with the Gwinnett County Stormwater Management Manual and the Gwinnett County Storm Sewer Pipe Standards.

**800-20.7** A certified record survey of each facility shall be prepared by an authorized registered professional currently registered in the State of Georgia. A certified record drawing of the facility shall be prepared based upon this survey. The authorized registered professional shall certify that the facility functions hydraulically as designed. Documentation demonstrating the required testing outlined in the Gwinnett County Stormwater Management Manual for the proposed stormwater BMP shall also be provided. The record drawing shall be submitted to the Department at least one week prior to the issuance of a Certificate of Occupancy or Final Plat approval (as appropriate for the project). Record drawings of off-site facilities shall be recorded at least one week prior to the recording of the Final Plat.

**800-20.8** The applicant shall certify and provide documentation that all other applicable environmental permits have been acquired for the site prior to approval of the stormwater management report.

### Section 800-30. Stormwater Runoff Quality/Reduction.

**800-30.1** Stormwater runoff quality/reduction can be provided through runoff reduction, water quality, or any combination of the two. The applicant shall provide runoff reduction in accordance with the requirements of the Gwinnett County Stormwater Management Manual. To the extent Runoff Reduction has been determined to be infeasible for all or a portion of the site using the Planning and Development Practicability Policy, then water quality shall apply for the remaining runoff from a 1.2-inch rainfall event. The design professional shall schedule a meeting with Planning and Development when requesting removal or reduction of the runoff reduction requirement.

**800-30.2** All projects, unless exempt pursuant to Section 800-90.1, that meet one or more of the following criteria, shall provide water quality treatment or runoff reduction as outlined in the Gwinnett County Stormwater Management Manual.

- A. New development that involves the creation or addition of 5,000 square feet or more of impervious cover.
- B. New development that involves land-disturbing activities of 1 acre or more.
- C. Redevelopment (excluding routine maintenance and exterior remodeling) that creates, add, or replaces 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre or more.



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- D. New and redevelopment if land development activities that are part of a subdivision or other common plan of development and the sum of all associated impervious surface area or land disturbing activities that are being developed as of such development meets or exceeds the thresholds in A and B above.
- E. Runoff from any new development or redevelopment, regardless of size, that is defined by the Director of Water Resources, or their designee, to be a hotspot land use or activity shall be adequately treated and addressed through the use of structural stormwater controls, nonstructural practices, and pollution prevention practices.
- F. Linear transportation projects that exceed the threshold in (A) or (B) above.

**800-30.3** Requirements for a certified record survey and applicable addendum as necessary to the Stormwater Management Report shall be the same for water quality facilities as for stormwater management facilities in Section 800-20.7.

**800-30.4** Stormwater management facilities shall not be embedded within each other.

### Section 800-40. Stream Channel Protection.

**800-40.1** Stream channel protection shall be provided by using all of the following three approaches:

- A. 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event. This standard is intended to reduce the frequency, magnitude, and duration of post-development bankfull flow conditions. The volume to be detained is also known as the channel protection volume (CPv).
- B. Erosion prevention measures, such as energy dissipation and velocity control to prevent downstream erosion and stream bank damage.
- C. Preservation of the applicable stream buffer. Stream buffers not only provide channel protection but also water quality benefits and protection of streamside properties from flooding.

**800-40.2** Channel protection volume is not required for post-development discharges less than 2.0 cfs at each individual discharge location for the 1-yr storm event.

**800-40.3** The use of nonstructural site design practices and runoff reduction practices can reduce the channel protection volume by a proportional amount.

**800-40.4** Channel protection criteria may be waived for sites that discharge into larger streams, rivers, wetlands, lakes, estuaries, or tidal waters where the reduction in the smaller flows will not have a negative impact on the stream banks or channel integrity.

**800-40.5** Stormwater management facilities shall not be embedded within each other.

### Section 800-50. Stormwater Peak Flow Design Criteria.

**800-50.1** Whenever a stormwater management report indicates that an adverse impact from stormwater runoff is expected to result from the development of a property, that project shall be provided with stormwater management facilities that provide storage (i.e., detention, extended detention, or retention) as discussed in the Gwinnett County Stormwater Management Manual. The meaning of "adverse impact" shall apply when pre-development flows did not cause difficulties and post-development flows do. Difficulties shall include, but not be limited to, situations where 25-year velocities exceed the non-erosive velocity of the stream, habitable structures are shown to be subject to increased depth of flooding for any frequency up to and including the regulatory flood, and stormwater facilities that cannot carry the design storm in accordance with these regulations.

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**800-50.2** Stormwater management facilities required in Section 800-50.1 shall be provided, unless the authorized registered professional certifies and provides certified documentation supporting the conclusion to the Director that at least one of the following is true and correct as applicable.

- A. The non-detained, post-development runoff will leave the project site as sheet flow and will not have an adverse impact upon downstream properties. The increase for a 25-year storm should not exceed 1 cfs over a length perpendicular to the flow of 100 feet.
- B. The effect of stormwater treatment would be to concentrate flows where sheet flow had occurred under pre-developed- conditions, and any impact of increased sheet flows upon downstream properties would be less adverse than that which would result from the concentrated flows from a stormwater management facility even if energy dissipation devices were employed.
- C. The undetained flow will pass through downstream properties, in drainage easements obtained by the developer, to an existing stormwater treatment facility, which has been designed to manage the upstream property's runoff, or to the point in the downstream analysis (see Section 800-20.3) which shows that stormwater treatment is not required.
- D. Where the site runoff will flow directly into a stream or lake without crossing off-site properties:
  - 1. 24-hour detention of the one-year storm is not required per section 800-40.4. In this case, the post-development peak flows in the receiving channel may exceed pre-development flows by the smaller value of up to 0.1 percent of the pre-development flows or 3 cfs in the downstream analysis.
  - 2. Only peak detention for the two-year through the 25-year storm, Overbank Flood Protection, is not required if the downstream analysis using timing of the hydrographs shows no adverse impact from the exit of the site to the point immediately downstream from the project in the drainage basin where the project area is 10 percent of the total drainage basin area.

**800-50.3** Should the authorized registered professional conclude that overbank flood protection and extreme flood protection may not be necessary because of anticipate compliance with Section 800-50.2, rigid compliance with all of the following criteria is mandatory:

- A. A stormwater management report shall always be required whether stormwater detention is required.
- B. If the applicant proposes to show that, the stormwater treatment requirement may be eliminated for all or a portion of a project, then a pre-submittal conference with the Department staff is required prior to preparation and submittal of construction plans for the project.
- C. At the pre-submittal conference with the staff, the consultant shall be prepared to discuss the downstream analysis findings as follows:
  - 1. The affected stream must be analyzed downstream from the project to a point where the project area is 10 percent of the total drainage basin. The analysis must include all culverts, obstructions, existing and potential erosion problems, elevations of existing improvements, and any other existing modifications to natural conditions.
  - 2. If the existing downstream conditions are overburdened by the pre-developed flows in the stream, then stormwater treatment shall be required unless the developer elects to eliminate the downstream overburdened conditions at his or her expense when the development occurs.
- D. If there are any existing drainage complaints downstream, then stormwater treatment shall be required unless the developer elects to minimize the conditions causing the complaint at his or her expense when the development occurs.
- E. Even if the overbank flood protection and the extreme flood protection requirements are waived water quality and channel protection are still required as outlined in sections 800-30 and 800-40.

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**800-50.4** All stormwater management facility hydrologic and hydraulic analysis and design calculations shall be certified by the qualified registered professional. The design shall be in accordance with the Gwinnett County Stormwater Management Manual and the Gwinnett County Storm Sewer Pipe Standards.

**800-50.5** All stormwater management facilities designed to treat peak flow, water quality or a combination of the two shall control the peak flow rates associated with storms having 2-year, 5-year, 10-year, and 25-year return frequencies so that flows from the developed site do not exceed those associated with pre-development conditions at the project boundary nor increase the peak flows downstream from the project to the point in the drainage basin where the project area is 10 percent of the total basin. Where adverse impacts, as defined in Section 800-50.1, occur during the 100-year storm, the 100-year storm shall also be regulated.

**800-50.6** The hydrologic methodology used for any given project shall conform to the Gwinnett County Stormwater Management Manual.

**800-50.7** Runoff coefficients and runoff curve numbers used for pre- and post-development conditions shall be consistent with those shown in the Gwinnett County Stormwater Management Manual.

**800-50.8** The USGS Method shall be used to check the magnitude of peak flows.

**800-50.9** Calculations shall be provided showing how all times of concentration or lag times were computed, both for pre- and post-developed conditions. Likewise, adequate support must be provided for all composite runoff coefficients or curve numbers used.

#### **Section 800-60. Stormwater Management Facility Location and Easement Criteria.**

**800-60.1** For the purpose of this UDO, a stormwater management facility shall be deemed to consist of the total area of the approved stormwater BMPs outlined in the Gwinnett County Stormwater Management Manual. The stormwater BMPs outlined in the Gwinnett County Stormwater Management Manual are intended to be used in a series or as a standalone, where applicable, to meet the requirements outlined within the Gwinnett County Stormwater Management Manual and Chapter 800 of the UDO. If multiple BMPs are used to meet the stormwater requirements, then all BMP's will be marked a stormwater management facility.

**800-60.2** Stormwater management facilities, to the greatest extent feasible, shall be located to minimize the amount of flow generated on the project that bypasses the facility.

**800-60.3** No portion of any stormwater management facility shall disturb any required (as opposed to voluntary) buffer, landscape strip, or tree protection area, except that natural bottom stormwater management ponds and its appurtenant structures, which require no grading and removal of trees, may encroach into a required construction buffer.

**800-60.4** No portion of a private stormwater management facility shall encroach upon a public right-of-way.

**800-60.5** Stormwater management facilities may be located within utility easements or rights-of-way, or encroach upon utility easements or rights-of-way, upon receipt by the Department of written permission from both the property and utility owners.

**800-60.6** Stormwater management facilities may be constructed within open space areas required under this UDO, if the following criteria are met:

- A. Ownership of the area will be held by a Qualified Property Owner's Association, Homeowners Association, or other private parties.
- B. Permanent structures, such as buildings and swimming pools, will not be constructed within the boundaries of the stormwater management facility.
- C. Stormwater management facilities within recreation areas will be approved only if the design of the area includes recreation amenities such as ball fields, tennis courts, grassed open areas or other similar

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improvements. The intent is to provide recreation facilities with stormwater treatment as a secondary feature.

- D. Permanent stormwater treatment features shall not interfere with the intended use of the recreation amenity, (i.e., a ditch or large swale shall not traverse a ball field, an inlet structure shall not be in a tennis court, etc.).

**800-60.7** If a residential subdivision is provided with an on-site stormwater management facility not located within an open space area as specified in Section 800-60.6 above, then a mandatory property owners' association shall be established for the ownership and maintenance of all stormwater BMP's within a residential subdivision. All stormwater BMP's which are placed on an individual private parcel, or which crosses multiple private lots must be located within a private drainage easement, which will include access to the right-of-way, to be maintained by the HOA. If the project is provided with an off-site stormwater treatment facility, a mandatory property owners' association shall be established for its maintenance. The association bylaws shall be recorded concurrently with the recording of a Final Subdivision Plat.

- A. The following stormwater BMP's must be located on a separate lot, owned by the HOA, if not located on a recreation area lot as specified in Section 800-60.6:

1. Bio-retention Areas
2. Dry/Dry Extended Ponds
3. Stormwater Ponds
4. Stormwater Wetlands
5. Submerged Gravel Wetlands
6. Multi-purpose Detention Areas

**800-60.8. Residential Stormwater Management Facilities.**

- A. In a residential subdivision, the following stormwater management facilities are not permitted:
  1. Oil-Grit Separator
  2. Organic Filter
  3. Proprietary Devices
  4. Sand Filters
  5. Underground Detention (except in the R-IF zoning district and mixed-use zoning districts, if authorized by the Director)
- 6. Or any additional BMP's deemed unacceptable by Planning & Development.

**800-60.9** A non-residential subdivision is not required to locate an on-site stormwater management facility on a separate lot. The property owners served by a stormwater management facility that provides runoff reduction, water quality, channel protection, overbank flood protection, extreme flood protection or any combination for more than one property owner or is located off-site shall enter into a maintenance agreement acceptable to the County for the facility's maintenance. However, if desired by the developer, the facility may be located on a separate lot if it is owned and maintained by a mandatory property owners' association.

**800-60.10** In a residential subdivision, a private drainage easement at least 20 feet in width in accordance with the UDO section 1000-10.3B shall be required to provide access to all linear stormwater BMPs from a public street. The private drainage easements are to be shown on the subdivision's recorded plat and clearly labeled as a private drainage easement to be maintained by the HOA.

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**800-60.11** Stormwater management facility access easement requirements for stormwater BMPs shall, at a minimum, meet the requirements outlined in the Gwinnett County Stormwater Management Manual.

**800-60.12** Stormwater BMP's must be designed and installed as outlined in the Gwinnett County Stormwater Management Manual.

**800-60.13** For every type of stormwater treatment facility, a planned safe flow path must be provided for conveyance of flows of water in excess of those for which the stormwater treatment facility was designed. In many instances, this function can be provided through installation of an emergency spillway. Emergency spillways are usually excavated open channels, either vegetated or paved with reinforced concrete.

**800-60.14** Stormwater management facility maintenance requirements are as follows:

- A. The detention storage capacity or function of any stormwater management facility whether natural or man-made, shall not be removed or diminished without the express approval of the Department.
- B. In a residential subdivision, it shall be the responsibility of the Qualified Property Owner's Association, Homeowners Association, or other private parties to maintain the operational characteristics of any stormwater management facility constructed on their property for stormwater management pursuant to County requirements, to keep the access drive free of obstructions, and to maintain the facility free of obstruction, silt, or debris.
- C. In a non-residential subdivision or project served by a stormwater management facility that provides stormwater management for more than one property or by an off-site facility, the property owners shall enter into a maintenance agreement with the County for maintenance of the operational characteristics of the facility pursuant to County requirements, to keep the access drive free of obstructions, and to maintain the facility free of obstruction, silt, or debris.
- D. In a non-residential project with an on-site stormwater management facility which serves only that project, the property owner shall be responsible to maintain the operational characteristics of the facility pursuant to County requirements, to keep the access drive free of obstructions, and to maintain the facility free of obstruction, silt or debris as outlined in the Gwinnett County Stormwater Management Manual
- E. Where no maintenance agreement has been recorded, it shall be the responsibility of the property owner to maintain the operational characteristics of any facility constructed on their property for stormwater management pursuant to County requirements, to keep the access drive free of obstructions, and to maintain the facility free of obstruction, silt, or debris.
- F. Prior to the issuance of a Development Permit, the owner shall submit a detailed schedule of long-term maintenance and inspection activities. This schedule of activities shall be incorporated into a maintenance agreement to be entered into between the County and the owner. The schedule shall describe all maintenance and inspection activities and the parties responsible. The maintenance agreement shall be in a form acceptable to the County and shall be recorded in the deed records of the Clerk of Superior Court of Gwinnett County.

**800-60.15** Stormwater management facilities shall be constructed in accordance with plans reviewed and approved by the Department and shall be in place and inspected prior to the initiation of other improvements. If the stormwater management is planned to be handled by a lake a stormwater BMP which shall provide runoff reduction, or any other stormwater management system as determined by Planning and Development, a temporary stormwater management facility shall be provided and shall remain in place until such time as the stormwater management facility has become effective in providing stormwater management. The construction shall be in accordance with the Gwinnett County Stormwater Management Manual.

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**800-60.16** Upland Area Easements in non-residential subdivisions that are claimed as undisturbed upland areas for the site shall be recorded in an easement acceptable to the County. These areas shall be left in a natural, undisturbed condition except for walking trails.

**800-60.17** Prior to or concurrent with the recording of a Final Plat for a subdivision, or issuance of a Certificate of Occupancy for a non-subdivision project, the developer, shall meet the surety requirements of Chapter 900 and provide acceptable surety such as a bond or letter of credit, as determined by Planning & Development, providing for the stormwater management facility(ies) for a period of not less than 18 months. At the end of 18 months, the County may require the surety to be renewed due to anticipated improvements caused by such concerns as future construction activity within the project limits in the drainage basin. The surety for a facility shall be renewed until:

A. The surface water drainage area within the project has undergone final stabilization and all planned site construction activity has been completed.

B. All stormwater runoff in the surface water drainage area within the project is coming from undisturbed or stabilized areas.

C. All stormwater facilities and infrastructure construction has been completed and permanent vegetation is established.

D. If a temporary stormwater management facility is still in use at the end of the site construction, then the surety shall remain in place until the accumulation of acreage of undeveloped lots, lots with no completed permanent structure and no final stabilization, within the surface water drainage area within the project is less than 10 percent of the total area of the common development draining to the facility.

E. Two months prior to surety release, the permanent stormwater management facility shall be installed and cleaned out, as necessary. A new record survey, drawing and certification showing that the volume of the facility is equal to or greater than the volume shown in the record survey, drawing and certification when the facility was approved shall be submitted. Documentation demonstrating the required testing outlined in the Gwinnett County Stormwater Management Manual for the proposed stormwater BMP shall also be provided. As an alternative, a new record survey, drawing and certification showing that the facility complies with this UDO as specified in Section 800-20.7. shall be submitted. If deficiencies are found, the developer shall be required to update the stormwater BMP to comply with the approved development plans.

**800-60.18** The methodology used for an underground or rooftop stormwater management facility design shall conform to the Gwinnett County Stormwater Management Manual and the Gwinnett County Storm Sewer Pipe Standards. In the case of rooftop stormwater treatment, permissible structural loads and weatherproofing shall be governed by the Georgia State Building Code as may be amended by the County.

#### Section 800-70. Dams.

**800-70.1 New Dams Subject to the Requirements of The Georgia Safe Dams Act and Rules for Dam Safety.** Dams proposed to be 25-feet or more in height and proposed to have a maximum storage volume of 100 acre-feet or more and are determined to be a Category I dam as defined by the Georgia Safe Dams Program shall be subject to the requirements of the Georgia Safe Dams Act, the Rules for Dam Safety adopted by the Georgia Department of Natural Resources and the USDA Soil Conservations Service's Technical Release No. 60 "Earth Dam and Reservoirs". The developed shall obtain necessary approvals and permits from the Environmental Protection Division of the Georgia Department of Natural Resources for the project and the dam prior to securing a Development Permit from the Department.

**800-70.2 New Dams Subject to Regulation by Gwinnett County.** Dams proposed to be nine feet or more in height, but less than 25 feet in height, in combination with an impounding capacity proposed to be 20 acre-feet or

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more at maximum water storage elevation, but less than 100 acre-feet, or dams determined Category II dams by the Georgia Safe Dams Program shall be subject to the following:

- A. If the developer elects not to construct the new dam to the design standards for new dams as contained in the Rules for Dam Safety, then a dam breach analysis for the dam shall be submitted with the construction plans for review and authorization prior to securing a Development Permit from the Department. The professional engineer shall use the computer model such as "DAMBRK" for the dam breach analysis.
- B. Should the new dam not meet the design standards for new dams as contained in the Rules for Dam Safety, then only the following uses and structures shall be permitted within the dam breach zone:
  - 1. Agriculture that requires no structures for human habitation within the dam breach zone including forestry, livestock raising, and agricultural and forestry access roads.
  - 2. Fences.
  - 3. Roads, driveways, and parking areas.
  - 4. Utility poles, towers, pipelines, water treatment outfalls and facilities, or similar facilities and structures.
- C. If the developer elects to construct the new dam in accordance with the design standards for new dams as contained in the Rules for Dam Safety, then new development shall be permitted within the dam breach zone. However, the dam shall meet the design standards for new dams as contained in the Rules for Dam Safety if development currently exists or is proposed in the dam breach zone.
- D. Construction plans for new dams defined herein shall be submitted to Gwinnett County for review for the project and the dam prior to securing a Development Permit from the Department.
- E. For any dam that is proposed not to meet the design standards for new dams as contained in the Rules for Dam Safety, the developer shall obtain a dam breach easement, recorded with the Clerk of Superior Court, from any offsite property owner where it is proposed for the dam breach zone to extend off the property where the dam is being constructed. The developer shall also cause a dam breach easement to be recorded upon the property being developed.

Prior to recording of a Final Plat or issuance of a Certificate of Occupancy, as appropriate, an as-built certification from a professional engineer shall be submitted to the Department. The certification shall state that the dam is constructed in accordance with the provisions of these regulations as well as the authorized construction plans. If the project is for the development of a subdivision, the developer shall also establish a legal entity, acceptable to Gwinnett County, such as a mandatory Property Owners Association, at time of recording of the Final Plat, responsible for the maintenance of the dam and its impoundment.

**800-70.3 Existing Dams.** Existing dams that are located on a project site and will remain after construction is complete, shall comply with the provisions of this Chapter and all referenced chapters and sections as if they were new dams.

**800-70.4 Existing Category II Dams.** When an existing Category II dam may be reclassified to a Category I dam because of a proposed development downstream of the dam, the following shall be provided by the developer for review by the Georgia Safe Dams Program. The following information shall be provided:

- A. Location of the Category II dam and the proposed development.
- B. A surveyed cross-section of the stream valley at the location of the proposed development including finished floor elevations.

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- C. A dam breach analysis must establish the height of the floodwave in the downstream floodplain. A professional engineer shall complete the dam breach analysis in accordance with the Safe Dams Program Quality Assurance Program.

### Section 800-80. Stormwater Management Practices for Redevelopment Projects.

**800-80.1** Stormwater management for redevelopment projects must follow the guidelines set forth in the Gwinnett County Stormwater Management Manual. For redevelopment, the pre-developed conditions may take into account the existing conditions unless the existing development causes a negative impact on downstream property. The standards within this section apply to all redevelopment sites that meet the criteria in section 800-30.2.

**800-80.2** The purpose of a stormwater management analysis is to support the redevelopment of the project site using Best Management Practices and diligent engineering. The report must follow the guidelines set forth in the Gwinnett County Stormwater Management Manual and is required for all redevelopment projects. A qualified registered professional in the State of Georgia shall certify the analysis. The analysis shall be in accordance with the criteria specified in Section 800-20.

**800-80.3** Water quality treatment of stormwater runoff for the purposes of water quality shall be in accordance with the criteria specified in the Gwinnett County Stormwater Management Manual under the following conditions:

- A. Water quality treatment must be met for the entire site when the disturbed area is more than 50 percent of the property.
- B. Water quality treatment must be met for the improvements on the site only when the disturbed area is less than 50 percent of the property.

**800-80.4** Channel protection and stormwater treatment for a redeveloped project site shall be provided in accordance with the criteria specified in the Gwinnett County Stormwater Management Manual under the following conditions:

- A. Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the following three approaches:
  - 1. Preservation, restoration and/or reforestation (with native vegetation) of the applicable stream buffer.
  - 2. Erosion prevention measures such as energy dissipation and velocity control.
  - 3. 24-hour extended detention storage of the one-year, 24-hour return frequency storm event (channel protection volume).
- B. Downstream overbank flood and property protection shall be provided by controlling (attenuating) the post-development peak discharge rate to the pre-developed conditions which may take into account the existing conditions unless the existing development cause a negative impact on downstream property or the 25-year, 24-hour return frequency storm event.
- C. Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24-hour return frequency storm event such that flooding is not exacerbated.
- D. For receiving water with trout stream designation, the stormwater management plan must address the protection of the trout waters.

**800-80.5** Existing stormwater management facilities used for a redevelopment project must have a recorded maintenance agreement and must meet one of the following criteria:



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- A. Where water quality treatment for a proposed redevelopment is to be provided in an existing detention facility, water quality treatment must be provided for the original project area. A modification to the 25-year detention requirement may be granted for retrofitting the stormwater management facility to meet current water quality regulations. Granting a modification will meet the intent and purpose of these regulations when:
  - 1. The detention requirements of the current regulations are provided in the facility for the 1-year, 2-year, 5-year and 10-year storm. For a retrofitted facility, the volume of the 1-year storm shall be based on the original project area being detained instead of the total area draining to the facility.
  - 2. The water quality requirements of the current regulations are provided for the original project area in the facility.
  - 3. The 25-year ponding limits create a hardship if no modification is granted.
  - 4. The outlet structure meets the requirements of the current regulations.
- B. Where water quality is treated in a regional stormwater management facility approved between April 27, 1999, and January 1, 2001, all lots within the treated area shall either conform to the original permit requirements and water quality regulations at the time of approval or conform to the current water quality regulations. A volume verification confirming facility maintenance in accordance with the original design shall be certified by an authorized registered professional and submitted to the Department for review and approval.
- C. Where stormwater detention is treated in a regional detention facility approved before April 27, 1999, all lots within the treated area shall conform to current water quality and channel protection regulations. A volume verification confirming facility maintenance in accordance with the original design shall be certified by an authorized registered professional and submitted to the Department for review and approval.

### Section 800-90. Exemptions.

**800-90.1** Exemptions from the Gwinnett County Stormwater Management Manual Standards are listed below:

- A. Land disturbing activity conducted by local, state, authority, or federal agencies, solely to respond to an emergency need to protect life, limb, or property or conduct emergency repairs;
- B. Land disturbing activity that consists solely of cutting a trench for utility work and related pavement replacement;
- C. Land disturbing activity conducted by local, state, authority, or federal agencies, whose sole purpose is to implement stormwater management or environmental restoration
- D. Repairs to any stormwater management system deemed necessary by the Director;
- E. Agricultural practices as described O.C.G.A. 12-7-17(5) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in (A) or (B);
- F. Silvicultural land management activities as described O.C.G.A. 12-7-17(6) within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in (A) or (B);
- G. Installations or modifications to existing structures solely to implement Americans with Disabilities Act (ADA) requirements, including but not limited to elevator shafts, handicapped access ramps and parking, and enlarged entrances or exits.

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**800-90.2** Gwinnett County Department of Transportation should reference the Gwinnett County Stormwater Management Manual to determine stormwater management requirements for each project.

- A. If such requirements are ascertained to be infeasible to implement in certain site development or transportation projects due to one or more of the factors listed below, a Determination of Infeasibility Report shall be submitted to the Department of Planning and Development for review, along with the associated set of proposed plans. Factors affecting infeasibility include:
  - 1. Additional cost of 10 percent or greater of the total project costs, including right of way acquisition, construction, and utility relocation costs.
  - 2. Project delay of 180 days or greater due to implementation of post-construction controls.
  - 3. Loss of habitat for endangered or threatened species.
  - 4. Significant damage to a cultural resource, such as a historical site, archaeological site, or cemetery.
  - 5. Significant damage to a community resource, such as a park, wildlife refuge, trail, or school.
  - 6. Implementation would result in the displacement of a residence or business.
  - 7. Implementation would result in the violation of a State or Federal law, regulation, or standard.
- B. The Determination of Infeasibility Report must be prepared by an authorized registered professional and include the following sections based on the applicable affecting factor(s):
  - 1. Written narrative justifying limitations.
  - 2. Summary of proposed additional costs.
  - 3. Projected number of days for delays.
  - 4. Vicinity map showing site limitations.

## Chapter 810. Stormwater Conveyance Systems

### Section 810-10. General Requirements.

**810-10.1 Drainage Improvements Required.** Stormwater conveyance systems, which may include but are not limited to culverts, storm drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutter, swales, channels, and ditches, shall be provided for the protection of public right-of-way and private properties adjoining project sites and/or public rights-of-way. Stormwater conveyance systems that are designed to carry runoff from more than one parcel, existing or proposed, shall meet the requirements of this UDO.

**810-10.2 Design Criteria—General.** All stormwater conveyance systems design calculations shall be certified by the authorized registered professional (refer to Section 800-20):

- A. Methods to calculate stormwater flows shall be in accordance with the Gwinnett County Stormwater Management Manual.
- B. All portions of a stormwater conveyance system shall be analyzed using the same methodology.
- C. Run-off coefficients used for the Rational Method and runoff Curve Numbers used for the SCS Method shall be consistent with those shown in the Gwinnett County Stormwater Management Manual.

**810-10.3 Design Criteria—Conveyance Systems.** Conveyance system design is to be in accordance with the methods contained in the Gwinnett County Stormwater Management Manual. The 100-year ponding limits at and upstream of the culvert shall be shown on the Development Plans and on the Final Plat (if applicable).

### Section 810-20 Collection System Guidelines.

#### 810-20.1 Outlet Location — Conveyance Systems.

- A. Outlet structures (such as headwalls) shall not be located closer to the project site's property line with an adjoining property than the greater of the distance necessary to construct velocity protection or a flow distance equal to six pipe diameters. For non-circular conduits, this distance shall be six times the rise dimension of the conduit.
- B. The invert elevation of a piped conveyance system outlet shall be no more than two feet above the elevation of the bottom of the receiving watercourse.

**810-20.2 Energy Dissipation.** The maximum post-developed flow velocity at the project site's downstream property line with an adjoining tract shall not exceed the maximum pre-developed flow velocity. Calculations shall be required to support this velocity standard.

#### 810-20.3 Concentrated Flows.

- A. The discharge of concentrated flows of stormwater into public roadways shall be avoided as practicable. In no case shall such concentrated flows, including flows from swales, ditches, draws, driveways, or piped systems, exceed the allowable peak flow rates in Table 810.1 below

**Table 810.1. Maximum Flows into Streets.**

Street Classification	Allowable Peak Flow Rate For a 2-Year Storm
Local	2.0 cfs
Minor Collector	1.0 cfs
Other	0.5 cfs

- B. In residential subdivisions, the drainage area contributing to the peak flow along any property line between lots within 50 feet of the building setback line for either lot shall not exceed 2 acres, unless contained within a piped drainage system or maintained in a natural watercourse. The stormwater conveyance shall be in a drainage easement.

### Section 810-30. Walls.

**810-30.1** When permanent grades are proposed with a resulting slope steeper than one foot vertical for every three feet of horizontal, resulting wall height (measured from top of footing to top of wall) will exceed four feet, or surcharge loading will be applied to the back side of the wall, then an appropriate earth retaining structure shall be designed and permitted. The wall may be constructed of concrete, masonry, segmental block or wire basket units, or other appropriate structural materials. Walls that do not exceed six feet in height may also be constructed of timber. Retaining Wall design shall be in compliance with the current Georgia State Minimum Standard Building Code- and ASCE/SEI 7-16. As applicable, wall design shall also comply with ACI 318-18 (Concrete Wall), TMS 402-16 (Masonry Wall), NCMA Design Manual for Segmental Walls (Modular Wall), and/or ANSI/AWC NDS-2018 (Wood Wall). Walls exceeding six feet in height shall be designed and drawings shall be prepared by a Georgia Registered Professional Engineer.

**810-30.2** Walls and wall foundations or supports shall be located in such a fashion as to not encroach upon existing or proposed drainage easements, drainage courses, or floodplains. Walls shall be constructed so that the zone of influence from the wall shall not encroach upon the area of potential excavation to maintain, service or replace a utility facility such as stormwater, sanitary sewer, or water facility. Grading on each side of the wall shall be designed so that the wall will not encumber the natural flow of stormwater surface runoff. Walls and wall

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supports shall be located at a distance from easements to allow for anticipated future maintenance of the easement while still maintaining the structural integrity of the wall.

**810-30.3** Retaining/detention pond walls of any height that are proposed for the purpose of stormwater management must be designed by a Georgia Registered Professional Engineer and must be permitted. Walls shall be designed for hydrostatic loading under full pond conditions and retained backfill soil under dry pond conditions. The hydrological design must allow for a freeboard dimension and emergency overflow capacity that meets the requirements outlined in the Gwinnett County Stormwater Management Manual. The overflow device should be placed above the projected 100-year flood elevation within the detention area. Detention area and wall calculations are required submittals to Gwinnett County Planning and Development.

**810-30.4** Retaining walls constructed in or adjacent to a residential subdivision shall comply with the following:

- A. For proposed developments with a residential component, no greater than 50% of a stormwater management facility perimeter may be walled without approval from the Director of Planning & Development.
- B. Retaining Walls along the perimeter of a stormwater management facility where the top of wall elevation exceeds the surface elevation and which face a habitable structure and/or a public right-of-way, private access easement or other means of access, shall be screened. The screening shall include native vegetation supplemented as necessary via a preserved landscape strip at least 20-ft in width, a planted landscape strip at least 15-ft in width and the wall may be faced with brick or stone. The strip shall be located a minimum of 10-ft from the face of wall. Vegetation shall be maintained by the property owner on non-residential properties, or a qualified homeowner's association on residential properties or a property owner's association.
- C. Retaining walls which face the property line of a residential property or properties shall be located a minimum of 1.5 times the height of the retaining wall from the property line or within the building setbacks of the property/lot. The wall setback area shall be landscaped with native vegetation to screen the wall from the adjacent property.

**810-30.5** Any construction that may impact or be within the right-of-way of an existing or proposed water or sanitary sewer easement must be approved by the utility providing service.

## Chapter 900. Development Conformance, Sureties, and Maintenance

### Section 900-10. Development Conformance, Sureties and Maintenance, in General.

**900-10.1 Prerequisite to Final Plat, Certificate of Completion, or Certificate of Occupancy.** The submittal and acceptance of a Certificate of Development Conformance shall be a prerequisite to the approval of a Final Plat or issuance of a Certificate of Occupancy or Certificate of Completion for any project, or portion thereof, included in a Development Permit, except for single-family and two-family structures. The approval shall reflect the certification by the owner, being the subdivider or developer, that all site work and construction has been accomplished according to the terms of the approved plans and permits, and that all improvements intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes, and ordinances. Such approval shall be revoked in cases of fraud or whenever unauthorized changes are made to the site without the benefit of required permits.

**900-10.2 Submission Requirements.** Upon completion of the project as authorized for construction by the development permit, the subdivider/developer, shall file the following items with the Director:

- A. A Certificate of Development Conformance in a form as required by the Director, accompanied by an executed Development Performance and Maintenance Agreement and related surety bonds, or other surety forms, as appropriate and acceptable to the Director.
- B. Record drawings of all stormwater management facilities.
- C. Modifications to the limits of the 100-year floodplain (if any).
- D. An "as-built" hydrology study for the project with the actual parameters from the record drawing of the stormwater management facilities.
- E. A record drawing of the sanitary sewer facilities shall also be prepared and submitted to the Plan Review Section for review and approval. If the owner is a corporation, the documents shall be executed by the President, or Vice-President, be affixed by a corporate seal, and either the corporate secretary shall attest to the signature and affix the corporate seal, or a Certificate of Corporate Resolution shall also be submitted.

#### **900-10.3 Certificate of Development Conformance Approval Process.**

- A. Following final inspection and approval of all record drawings, the Director shall require an executed Certificate of Development Conformance from the subdivider/developer.
- B. Final approval by the Director shall not be shown on the Certificate of Development Conformance until all requirements of these and other applicable regulations have been met.
- C. Once the Department has approved the Certificate of Development Conformance and after all maintenance and performance bonds are released, the Director or designee shall certify by signature on the original of the Certificate of Development Conformance that all of the requirements of this UDO and the conditions of zoning approval have been met, and that all other affected departments have approved the development or Final Plat.
- D. For developments with private streets, all required improvements and installations must be completed in accordance to the applicable rules and regulations of Gwinnett County.

#### **900-10.4 Project Closeout and Continuing Maintenance.**

- A. *Development Performance and Maintenance Agreement.* Based on the approved Certificate of Development Conformance, the owner shall file a Development Performance and Maintenance Agreement with the Department, along with any required Certificate of Corporate Resolution and performance or maintenance surety, as a prerequisite to the approval of a Final Plat or issuance of a

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Certificate of Occupancy for any part of a project included in the development permit, except for single-family and two-family residential structures. The Development Performance and Maintenance Agreement shall be in a form as required by the Director, and shall include the following:

1. Maintenance surety shall be filed to warrant to the County that all newly completed street improvements including but not limited to street pavement, curbing, sidewalks, water and sewer lines, appurtenances, stormwater facilities, wall(s), berms, and required landscaping within the right-of-way shall be maintained in compliance with the standards and rules and regulations of Gwinnett County. Such surety shall:
  - a. Be conditioned upon the faithful maintenance by the principal, being the subdivider, owner or developer of the public streets and drainage facilities within public streets or easements, in compliance with this UDO and all other applicable rules and regulations within a specified time, not less than 18 months;
  - b. Be payable to, and for the indemnification of the County;
  - c. Be an amount equal to 50 percent of the cost of construction of the work required, as calculated based on yearly contract prices or County contracts, where applicable;
  - d. Be with a surety company entered and licensed to do business in the State of Georgia; and
  - e. Be in a form acceptable to the Director or to the County Attorney.
2. A Performance surety shall be filed to warrant to the County that all improvements and installations required for the Development Permit or Final Plat approval, but not yet completed, shall:
  - a. Be conditioned upon the faithful performance by the principal, being the subdivider, owner or developer of all work required to complete all improvements and installation for the development, or approved portion thereof, in compliance with this UDO and all other rules and regulations within a specified time, not to exceed 12 months, unless an extension for additional time is granted;
  - b. Be payable to, and for the indemnification of, the County;
  - c. Be in an amount equal to the cost of construction of the work required plus an additional 50 percent of said costs, as calculated based on the yearly contract prices or County contracts, where available;
  - d. Be with surety by a company entered and licensed to do business in the State of Georgia; and,
  - e. Be in a form acceptable to the Director or the County Attorney.
- B. *Continuing Maintenance.* The surety principal, being the subdivider, owner, or developer, shall be responsible for maintaining the public streets and drainage facilities within public rights-of-way or easements for the surety period after the date of approval of the Certificate of Development Conformance. Repairs shall be made for any deficiencies identified within the surety period or the bonds shall be called to complete same.
- C. *Indemnification.* Indemnification of the County against any and all liability for damages arising as a result of errors or omissions in the design or construction of the development for a period of ten years. If liability is subsequently assigned or transferred to a successor in title or other person, a copy of such legal instrument shall be filed with the Clerk to Superior Court.
- D. *Transfer of Land Ownership during the Maintenance and/or Performance Agreement Time Period.* No person, firm, partnership, association, corporation, estate, trust, developer, subdivider or any other

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owner or agent shall transfer title of any property by reference to, exhibition of, or any other use of any map or plat illustrating the subdivision of land of which there are active maintenance or performance bonds without first providing to Gwinnett County, as beneficiary, a newly executed Development Performance and Maintenance Agreement from the new owner or developer. All required performance or maintenance sureties acceptable to Gwinnett County shall accompany the new Agreement as deemed necessary.

#### **900-10.5 Maintenance and Performance Surety.**

- A. The maintenance surety and the performance surety, required from the subdivider, owner/developer or the contractor employed by the owner/developer, may be in the form of cash deposited with the County, or a surety bond, or letter of credit from a bank or other financial institution in a form acceptable to the Director or County Attorney.
  - 1. The surety bond shall be issued by a surety company authorized by law to do business in the State of Georgia pursuant to a current certificate of authority to transact surety business by the Commissioner of Insurance.
  - 2. The letter of credit shall be an irrevocable letter of credit issued by a bank or savings and loan association, as defined in O.C.G.A Code Section 7-1-4.
  - 3. The cash escrow shall be in the form of cashier's check issued to Gwinnett County by a bank or savings and loan, as defined in O.C.G.A Code Section 7-1-4
- B. The performance surety and maintenance surety shall, in all cases, be provided in an amount as required in Section 900-90.4 as applicable. All cost estimates which form the basis of the bond value shall be as prepared by or acceptable to the Department.
- C. The Maintenance Bond period shall not be less than 18 months from the date of approval of the Certificate of Development Conformance for the installation of the public streets and drainage facilities improvements within the right-of-way unless an extension for an additional 12 months is requested by the subdivider or developer and granted by the Director. The Performance Bond period of application shall not exceed 12 months unless an extension of an additional 12 calendar months has been requested by the subdivider or developer and granted by the Director.
- D. If a period of 18 months elapses from the commencement of the maintenance period for any subdivision and defects, noncompliance, or violations still exist to the extent that the subdivision has not been accepted by the County, the County is authorized to withhold issuance of any and all permits or to refuse inspections to any subdivider/person on the project in dispute or any other project in which the subdivider/person may have a financial interest, or both, who violates or fails to comply with this UDO.

**900-10.6 Maintenance Agreement for Water and Sanitary Sewer Installation.** An Owner and Developer Agreement required from the subdivider, owner/developer or the contractor employed by the owner/developer, for sanitary sewer installation and water main installation is required by the Department of Water Resources. The Owner and/or developer agree that they or their contractor will maintain the installation for a period of one year from the date of final approval by correcting all defects or deficiencies in material and workmanship. The Owner and/or Developer further agree that the warranty period shall be extended an additional four years when the defects are a direct result of the installation of non-specified materials or the application of non-specified construction practices or methods.

### Section 900-20. Warranty, Surety and Maintenance for Trees and Landscape Materials.

**900-20.1** Upon final installation of new trees, shrubs or other landscape material planted to meet the requirements of this UDO, and following acceptance by the Department in accordance with the procedures set forth herein, the owner shall either provide proof of warranty or post a Maintenance Bond or other acceptable surety, warranting the new trees, shrubs, or landscape material for a period of no less than one year. This section shall not apply to individual residential lot trees or street trees.

#### **900-20.2** *Inspection.*

- A.** The Department shall perform an inspection of the plantings and landscape materials required by this UDO prior to expiration of the one-year warranty or maintenance period. The owner shall be notified of any replacements or restoration that must be made to maintain compliance with this UDO.
- B.** Required landscape material found to be dead or near death shall be replaced prior to release by the Department of the warranty or maintenance surety. In no case shall replacement be delayed greater than 30 days from notification unless a performance bond is posted with the Department.

#### **900-20.3** *Performance Surety.*

- A. Compliance Prior to Certificate of Occupancy or Final Plat Approval.** In the event that new trees proposed to be planted to achieve the Tree Density Standard as set forth in the Tree Regulations contained herein, or other trees or landscape material required to be planted as set forth in this Chapter, are not installed upon application for a Certificate of Occupancy or Final Plat approval as appropriate to the project, then a Performance Bond or other acceptable surety shall be posted with the Department in accordance with the performance bonding requirements and provisions of this UDO.

**900-20.4 Compliance upon Permit Completion or Expiration.** Properties where a permit is issued to conduct land-disturbing activities that do not require the issuance of a Certificate of Occupancy or the approval of a Final Plat, or said activities as authorized are completed or the permit expires, shall comply with the Tree Density Standard of Section 630-30, and as follows:

- A. Clearing, Clearing and Grubbing, or Grading Only Permits**
  - 1.** Replacement trees proposed to be planted to achieve the Tree Density Standard of Section 630-30 which are not planted upon completion or prior to expiration of a clearing, clearing, and grubbing, or grading permit, shall be planted within 30 days of the completion or expiration of said permit unless a performance bond is posted with the Department.
- B. Development Permits**
  - 1.** Replacement trees proposed to be planted to achieve the Tree Density Standard of Section 630-30 which are not planted upon expiration, as opposed to completion, of a development permit shall be planted within 30 days of expiration of said permit unless a performance bond is posted with the Department.

### Section 900-30. Additional Requirements for Stormwater Facilities

**900-30.1** Prior to or concurrent with the recording of a Final Plat for a subdivision, or issuance of a Certificate of Occupancy for a non-subdivision project, the developer, shall provide acceptable surety such as a bond or letter of credit, as determined by Planning & Development, providing for the stormwater management facility(ies) for a period of not less than 18 months. At the end of 18 months, the County may require the surety to be renewed due to anticipated improvements caused by such concerns as future construction activity within the project limits in



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the drainage basin. A renewed surety may be required up to a total maximum of 10 years. The surety for a facility shall be renewed during the ten-year period until:

- A. The surface water drainage area within the project has undergone final stabilization and all planned site construction activity has been completed.
- B. All stormwater runoff in the surface water drainage area within the project is coming from undisturbed or stabilized areas.
- C. All stormwater facilities and infrastructure construction have been completed and permanent vegetation is established.
- D. If a temporary stormwater management facility is still in use at the end of the site construction, then the surety shall remain in place until the accumulation of acreage of undeveloped lots, lots with no completed permanent structure and no final stabilization, within the surface water drainage area within the project is less than 10 percent of the total area of the common development draining to the facility.
- E. Two months prior to surety release, the permanent stormwater management facility shall be installed and cleaned out, as necessary. A new record survey, drawing and certification showing that the volume of the facility is equal to or greater than the volume shown in the record survey, drawing and certification when the facility was approved shall be submitted. Documentation demonstrating the required testing outlined in the Gwinnett County Stormwater Management Manual for the proposed stormwater BMP shall also be provided. As an alternative, a new record survey, drawing and certification showing that the facility complies with this UDO as specified in Section 800-20.7. shall be submitted. If deficiencies are found, the developer shall be required to update the stormwater BMP to comply with the approved development plans.

## Chapter 1000. As-Built

### Section 1000-10. As-Built Drawings.

**1000-10.1** As-built drawings shall show the location, vertical and horizontal alignment, and finished elevations (top and inverts, as appropriate) of the improvements listed below:

- A. Drainage system pipes and channels.
- B. Bridges or culverts.
- C. Stormwater management facilities.
- D. Sanitary sewer system. (In accordance with the requirements of the Gwinnett County Department of Water Resources.)
- E. Water system. (In accordance with the requirements of the Gwinnett County Department of Water Resources.)
- F. Streets. {Street centerlines showing angles of deflection and standard curve data of intersection, radii, length of tangents and arcs, and degree of curvature with basis of curve data. Also indicate pavement width and pavement structure (individual thickness of wearing course, binder course, base, and/or sub-base).}
- G. Curb and gutter, sidewalks, multi-purpose trails, bicycle facilities, and recreation improvements on property dedicated to the public.
- H. Signage in public rights-of-way and other public dedicated areas.
- I. Any other improvements subject to maintenance by the County.

**1000-10.2** As-built drawings as required above shall bear the stamp and certification of a Professional Engineer or Registered Land Surveyor.

**1000-10.3** An as-built survey is required for sites located within the Chattahoochee River Corridor and subject to the Metropolitan River Protection Act after construction is completed prior to issuance of a Certificate of Occupancy and shall be prepared by a Registered Land Surveyor. The as-built survey shall include the requirements of the House Location Plan in Subsection 320-140.5.C. and in addition shall require the following to be shown on the survey:

- A. Land Vulnerability Categories;
- B. Impervious surfaces including but not limited to house footprint, garage, driveway, deck(s), patio(s), gazebo, swimming pool, retaining walls, and entry sidewalks;
- C. Clearing limits;
- D. Calculations for impervious and cleared square feet, including allowances and as-built;
- E. Stream buffers and impervious surface setbacks.

### Section 1000-20. Stormwater As-Built Plan Review Process.

All constructed stormwater infrastructure improvements, including but not limited to new, replaced, or extended conveyance systems, shown on Final Plats shall be as-built and submitted prior to recording for review and

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approval by the Stormwater, Water and Sewer Plan Review Section of the Department. The design and construction of such system shall comply with the current policy and procedures of the Department and in accordance with the following documents as applicable: Gwinnett County Storm Sewer Pipe Standards and The Gwinnett County Standard Drawings.

#### **Section 1000-30. Water and Sewer As-Built Plan Review Process.**

All constructed improvements, including but not limited to the extension, replacement, or new installation of any portion of the water distribution system or sanitary sewer system, shall be submitted for review and approval by the Stormwater, Water and Sewer Plan Review Section of the Department. The design and construction of such improvements shall comply with the current policy and procedures of the Gwinnett County Department of Water Resources and in accordance to the following documents as applicable: The Sanitary Sewer Installation Regulations and Specifications, also known as the Sanitary Sewer Standards Manual and the DWRSSS; The Sanitary Sewer Pump Station and Force Main Design and Construction Standards for Developer Installed Systems; The Water Main Design and Sanitary Sewer Design and Construction Standards and Specifications and the Gwinnett County Backflow Prevention Manual.

### Chapter 1010. Subdivisions

#### Section 1010-10. Subdivision Exemptions.

**1010-10.1 General Requirements.** For the purpose of the UDO the types of activities contained in this Section shall be considered subdivisions but exempt from the "procedures" and "required public improvements" portions of this Unified Development Ordinance, except as noted. Each such subdivision shall be drawn in accordance with Final Plat standards pursuant to the requirements of this Unified Development Ordinance and shall be submitted in an appropriate format and the appropriate fees to the Department for review and approval. Upon approval, the Director shall authorize the recording of the plat with the Clerk of Superior Court of Gwinnett County and grant the issuance of building permits pursuant to the Codes and Ordinances of Gwinnett County.

**1010-10.2 Recombinations.** The combination or recombination of all of two or more buildable lots of record, where the total number of lots is not increased and the resultant lots or parcels are in compliance with Title 2 of this Unified Development Ordinance.

#### **1010-10.3 Minor Subdivision.**

- A. The division of a buildable lot of record into 5 or fewer lots, provided:
1. Each proposed lot complies with all requirements of Title 2 of this Unified Development Ordinance, unless variances are granted as permitted within this UDO, and is limited to single-family detached residential uses.
  2. All project related slope and utility easements as well as necessary street right-of-way shall be provided at no cost to the County as determined by the Department based upon the officially adopted Long Range Road Classification Map.
  3. Each lot thus created may not be re-subdivided as a minor subdivision.
  4. Each proposed lot shall comply with the requirements of the Water and Sewer Plan Review Section of the Department of Planning and Development, as appropriate, whose approval shall be required prior to approval of the Exemption Plat by the Department.
  5. Each proposed lot shall comply with the requirements of the Environmental Health Section, as appropriate, whose certification of approval shall be required prior to approval of the Exemption Plat by the Department.
  6. Each proposed lot shall comply with the requirements of the Department of Transportation, as appropriate, whose approval shall be required prior to approval of the Exemption Plat by the Department.
  7. The Director is authorized to grant a modification from the 5-lot maximum exemption for subdivision with a minimum lot size of 0.5 acre; provided, however, modifications shall not be granted to exceed a total of 7 exempt lots. The Director may impose conditions of approval upon any modification thus granted as may be necessary to ensure the general public welfare.

**1010-10.4 Final Plat of Non-Residential Lots.** The division of land in any non-residential, commercial, office or industrial subdivision where the purpose of the subdivision is for platting purposes only, where there are no required or proposed improvements, shall comply with the provisions of Section 1010-40 Non-residential Final Plat Specifications for "Platting Only" Purposes, provided that the following provisions are met:

- A. Each lot complies with all applicable requirements of Title 2 and Title 3 of the UDO and is limited to commercial, office or industrial use.
- B. Each lot abuts an existing street right-of-way.

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- C. All project related slope and utility easements as well as necessary street right-of-way shall be provided at no cost to the County as determined by the Department based upon the officially adopted Long Range Road Classification Map.
- D. Each lot complies with the utility and stormwater requirements of the Department of Water Resources, as appropriate, whose signature of approval shall be required prior to the Final Plat approval by the Department.
- E. Each lot complies with the requirements of the Environmental Health Section, as appropriate, whose signature of approval shall be required prior to Final Plat approval of the Department.
- F. Each lot complies with the requirements of the Fire Plan Review and Building Plan Review Sections of the Department, as appropriate, whose signature of approval shall be required prior to the Final Plat approval of the Department.
- G. All existing buildings and structures shall be shown on the plat and shall meet the dimensional standards of the applicable zoning district, unless a variance or waiver is approved for each non-standard condition.
- H. Applicable easement agreements for shared access or facilities between lot owners are recorded and copies provided to the Department.

**1010-10.6 Non-residential Project Management.** The creation of a lot for recording within an overall non-residential development, provided:

- A. The overall non-residential development is being undertaken as a single multi-phase or multi-use project under the unified control of a single developer, is zoned for such use or development, and an overall Preliminary Plat for the entire project has been approved by the Department.
- B. The proposed subdivision is clearly intended to transfer title for financing or building management purposes and not for the sale of the property for future development, to the satisfaction of the Director.
- C. The proposed lot has been approved by the Department to be provided permanent vehicular access by private drive. Said access shall be established by easement or acceptable covenant prior to or concurrently with recording of the Final Plat.
- D. The proposed lot must encompass a principal structure which has been granted a building permit and which is under construction or has been completed.
- E. The Final Plat shall be drawn to include the entirety of the overall development and shall clearly identify those lots to be recorded, those lots previously recorded and the remainder of the development which shall be labeled "not included." All easements, dedications, etc., shall be shown as appropriate or as required. Each lot shall be consistent with the zoning approved for the overall development and the applicable requirements of Title 2 of this Unified Development Ordinance.

**1010-10.7 Amnesty Lots.** The designation of a lot as a buildable lot of record if the lot was recorded between June 2, 1970, and the effective date of this Unified Development Ordinance but not reviewed and approved under the provisions of the Subdivision Regulations in effect at that time, provided:

- A. The Exemption Plat is limited to one individual lot and no property which adjoins the lot is, or has been, owned by the applicant in whole or in part.
- B. The lot meets all requirements of Title 2 of this Unified Development Ordinance, and the applicant demonstrates to the satisfaction of the Director that approval of the lot will not create nonconformity to the requirements of Title 2 of this Unified Development Ordinance on any other portion of the original property from which the lot was subdivided.

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- C. The lot abuts upon an existing public street.
- D. All project related slope and utility easements as well as necessary street right-of-way shall be provided at no cost to the County as determined by the Department based upon the officially adopted Long Range Road Classification Map.
- E. The lot shall comply with the requirements of the Water and Sewer Plan Review Section of the Department of Planning and Development, as appropriate, whose approval shall be required prior to approval of the Exemption Plat by the Department.
- F. The lot shall comply with the requirements of the Environmental Health Section, as appropriate, whose certification of approval shall be required prior to approval of the Exemption Plat by the Director.
- G. A Record Survey certified by a Land Surveyor currently registered in the State of Georgia shall be submitted to and approved by the Department showing the lot.

### Section 1010-20. Final Plat Approval Process.

The subdivision of lots where there is a development permit issued for construction of new street(s) and related utility, stormwater and infrastructure improvements shall comply with the following provisions for Final Plat approval prior to the recording of such lots.

**1010-20.1** When the applicable provisions of the UDO have been complied with, the subdivider may submit to the Department an application for Final Plat approval.

**1010-20.2** The Director shall indicate on a review copy of the plat or in a written memorandum all comments related to compliance of the Final Plat with this UDO, conditions of zoning approval, and the regulations of other County departments and State agencies as appropriate. The Director shall have final staff authority to determine the applicability of any and all comments under Title 2 and Title 3 of the UDO or conditions of zoning approval.

**1010-20.3** The Director may not approve any Final Plat whereon is shown or by which is otherwise created a lot which would present particularly severe and unusual difficulties for construction of a building, which would clearly require a variance to be reasonably usable, or which is otherwise "unbuildable" due to the presence of floodplain, unusual configuration, lack of Environmental Health Section approval, or for any other justified reason.

**1010-20.4** Lots which would appear to be buildable under certain circumstances and would require further study or additional information before a building permit could be issued, but which present problems or unusual difficulties which can reasonably be addressed or overcome by the lot owner, may be included in the Plat with the appropriate notation of the steps necessary to allow issuance of a building permit.

**1010-20.5** The subdivider shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the comments of the Director.

**1010-20.6** Final approval by the Director shall not be shown on the Final Plat until all requirements of these and other applicable regulations have been met, and the Director shall require an executed Certificate of Development Conformance and an executed Development Performance and Maintenance Agreement from the subdivider. The Agreement, when applicable, shall be accompanied by a bond, letter of credit or other acceptable surety providing for the maintenance of all installations and improvements required by this UDO in the subdivision for a period not to exceed 18 months following the date of approval of the Certificate of Development Conformance.

The Director shall further determine that either:

- A. All improvements and installation to the subdivision required for approval of the Final Plat under the rules and regulations of Gwinnett County have been completed in accordance with the appropriate specifications; or

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- B. All of the stormwater drainage and management facilities, water and sewer utilities, private utilities (power, gas, cable, etc.), or proof of payment for private utilities, street base and curbing construction required for approval of the Final Plat have been properly installed and completed and, for those required improvements not yet completed (grassing, required landscaping, sidewalks, entrance monuments, final street topping etc.) a performance bond shall have been filed by the subdivider with the Development Performance and Maintenance Agreement.
- C. Payment for materials and installation of streetlights, traffic control, and street name signs shall be made to the Department of Transportation prior to approval of the Final Plat. Payment of the cost of striping major thoroughfares or required signalization if required and not completed by the developer shall also be received by the Department of Transportation prior to approval of the Final Plat.
- D. Payment of the required plat review and authorization fees shall be made to the Department of Planning and Development prior to approval of the Final Plat.

**1010-20.7** Once the Department has approved the Final Plat and all other affected departments and agencies of government as required have certified compliance, the Director shall certify by signature on the original of the plat that all of the requirements of the UDO and the conditions of zoning approval have been met, and that all other affected departments have approved the plat. The Final Plat shall not be deemed approved until it has been signed by the Director and where use of septic tanks is proposed, by a duly authorized representative of the Environmental Health Section.

**1010-20.8** Once the Final Plat has been certified, the Director shall authorize it to be recorded with the Clerk of the Superior Court of Gwinnett County. The subdivider shall provide the Department an electronic copy of the recorded plat.

**1010-20.9** Periodically, but no less often than once each month, the Director shall submit a listing of all approved Final Plats to the Board of Commissioners for ratification of acceptance of all dedications.

#### **Section 1010-30. Procedures for Revising Final Plats.**

**1010-30.1** When it becomes necessary or desirable to revise a recorded Final Plat, the subdivider shall prepare a letter to the Director documenting the reason for and extent of the revision and drawing(s) that contain the subject revisions along with a review fee determined by the Board of Commissioners. The revised plat shall contain a new signature block, be dated with the current date, be drawn at an appropriate scale and contain notation(s) indicating the nature, location and number of the revision, the previously recorded subdivision name, date and book and page number of the revision(s). The subdivision name, date and book and page number of the original or previously recorded recording shall be noted on the new plat; and the new plat drawings shall be designated as "Revised Final Plat".

**1010-30.2** All revisions shall be recorded on the original Final Plat, and a statement to that effect shall be noted on the Final Plat.

**1010-30.3** If necessary, corresponding revisions to construction drawings, as-built drawings, engineering data and reports also shall be prepared, labeled appropriately, submitted, reviewed, and certified by the Director, and filed in the Department along with a review fee determined by the Board of Commissioners.

**1010-30.4** The Director shall forward the proposed plat revision, Final Plat and any related documentation to the appropriate departments or agencies that would be involved in checking the accuracy of the revision. After receipt of approval from such other departments or agencies, the Director shall certify the Revised Final Plat and submit it to the Board of Commissioners for ratification.

**1010-30.5** The subdivider shall be responsible of re-recording the certified revised plat with the Clerk of the Superior Court and provide a copy of recorded plat to the Department.

### Section 1010-40. Non-residential Final Plat Specifications for "Platting Only" Purposes.

The subdivision of non-residential lots for the purpose of platting only, where there are no improvements proposed, shall conform to the provisions of Section 1010-40 and all requirements of Georgia Law, including but not limited to O.C.G.A § 15-6-67 and latest amendments regarding recordation of maps and plats specifications.

**1010-40.1 Size.** The Final Plat shall be clearly and legibly drawn in black ink on good legible reproducible paper or approved print material. The scale of the Plat shall be 100 feet to 1 inch (1"= 100') or larger. Sheet size shall not exceed 24 inches by 36 inches.

**1010-40.2 Certified Boundary Survey.** The Final Plat shall be based on a certified boundary survey delineating the entirety of the property contained within the Final Plat and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in 10,000 feet.

**1010-40.3 The Final Plat "for platting only" purposes shall contain the following information:**

- A. Title or name of the Final Plat, subdivision name, unit number, land district, land lot number and parcel(s) of the parent tract(s) and the proposed tracts.
- B. Name, address, email address, and telephone number of owner of record, and the subdivider (if not the owner).
- C. Name, address, and telephone number and registration number of the land surveyor and professional firm associated with the Final Plat.
- D. Date of plat preparation and date of the field survey, graphic scale, north arrow; notation as to the reference of bearings to magnetic, true north or grid north, and indication whether bearings shown are calculated from angles turned.
- E. Location sketch of tract showing major surrounding features.
- F. Name of former subdivision, if any or all of the Final Plat has been previously recorded.
- G. Case number and date of approval for any applicable rezoning, special use permit, variance, modification, or waiver affecting the property.
- H. Location and dimension of any buffer, landscape strip, special setback, no-access easement, etc.
- I. Boundary lines of the tract, to be indicated by a heavy line, giving distances to the nearest one-hundredth foot and bearings to the nearest second. Bearing and distance to designated tie point shall be shown. The Plat shall have a closure precision of 1 foot in no less than 10,000 feet.
- J. Municipal or County jurisdictional lines approximately tied to the lines of the subdivision by distance and angles when such lines traverse or adjoin the subdivision; land lot lines traversing or adjoining the subdivision shall also be indicated.
- K. Locations, widths, and names of all streets and alleys within and immediately adjoining the plat, the location and widths of all internal public crosswalks, and all other public rights-of-way.
- L. Street center lines showing angles of deflection and standard curve data including radii, length of arcs and tangents between curves, point of curvature (PC) and point of tangency (PT).
- M. Lot lines with dimensions to the nearest one-tenth of a foot and bearings to the nearest second, and radii of rounded corners, as necessary to delimit each lot.
- N. Building setback lines along streets with dimensions.



### Title 3: Development and Permitting

- O. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the lot width measured in accordance with the provisions of Title 2 of the UDO may be required to be shown, if deemed necessary by the Department for clarity.
- P. Lots numbered in numerical order and blocks lettered alphabetically.
- Q. Location and size of all drainage pipe, the location and size of all stormwater management facilities, and the location, dimensions and purpose of any easements, including construction or slope easements if required.
- R. The location and size of all public sanitary sewer lines and manholes and the location, dimensions, and purpose of any easements, including construction or slope easements if required.
- S. The location and size of all public water lines and fire hydrants and the location, dimensions, and purpose of any easements, including construction or slope easements if required.
- T. Location of any areas to be reserved, donated, or dedicated to public use with notes stating their purpose and limitations. Location of any areas to be reserved by private deed covenant for common use of all property owners or dedicated to a property owner's association.
- U. Accurate location, material, and description of monuments and markers (all monuments shall be in place prior to approval of the Final Plat).
- V. All information required under the Georgia Metropolitan River Protection Act for recording of plats, if applicable.
- W. Extent of the 100-year floodplain and a floodplain chart showing the area within and outside the floodplain for each lot containing any portion of the 100-year floodplain. Origin of the floodplain data shall be indicated.
- X. Street address numbers, lot or tract number designations, and parcel identification numbers of the proposed tracts.
- Y. All other notes or notations as may be required by the Department.
- Z. Certificates and statements specified in Section 1010-40.6.

#### **1010-40.4 Reserved.**

**1010-40.5 Warranty or Right-of-Way Deeds.** If any lands shown on the Final Plat are proposed for dedication to Gwinnett County, including street rights-of-way or easements, a Warranty Deed transferring title to said land in fee simple, in a form acceptable to the Director, shall be submitted with the Final Plat application.

**1010-40.6 Certificates.** Each Final Plat shall bear the following certificates or statements printed or stamped thereon as follows:

A. *Final Registered Land Surveyor's Certificate:*

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in \_\_\_\_\_ feet and an angular error of \_\_\_\_\_ per angle point and was adjusted using \_\_\_\_\_ rule. This plat has been calculated for closure and is found to be accurate within 1 foot in \_\_\_\_\_ feet and contains a total of \_\_\_\_\_ acres. The equipment used to obtain the linear and angular measurements herein was \_\_\_\_\_.

By: \_\_\_\_\_

REGISTERED GEORGIA LAND SURVEYOR

### Title 3: Development and Permitting

REG NO \_\_\_\_\_ DATE OF EXPIRATION \_\_\_\_\_

**B. *Owners Acknowledgment and Declaration:***

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgement and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

\_\_\_\_\_  
SIGNATURE OF SUBDIVIDER      DATE SIGNED

\_\_\_\_\_  
PRINTED OR TYPED NAME OF SUBDIVIDER

\_\_\_\_\_  
SIGNATURE OF OWNER      DATE SIGNED

\_\_\_\_\_  
PRINTED OR TYPED NAME OF OWNER

**C. *Final plat approval:***

The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

**D. *Environmental Health Section Certification (for subdivisions served by septic tanks):***

The lots shown hereon have been reviewed by the Environmental Health Section of the Gwinnett County Board of Health and with the exception of lots \_\_\_\_\_ are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ENVIRONMENTAL HEALTH SECTION

**E. *Public Notice - Drainage:***

NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. Gwinnett County does not assume responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way.

Stream Buffer Easements are to remain in a natural and undisturbed condition.

NOTE: Structures are not allowed in drainage easements.

### Section 1010-50. Survey Monuments.

**360-50.1 Lot Corner Survey Monuments.** All corners shall be marked with an iron rebar or pin, at least one-half inch in diameter and 18 inches long and driven so as to extend no less than 1 inch above the finished grade.

### Section 1010-60. Assignment of Names and Addresses.

#### 1010-60.1 Subdivision or Development Names.

- A. Proposed subdivision or development names must be reviewed and approved prior to the issuance of a Development Permit. Names will be reviewed by the Department upon submittal of the Subdivision Development Plan or Site Development Plan.
- B. Proposed names shall not duplicate or too closely approximate, phonetically, the name of any other subdivision or development in Gwinnett County or its municipalities except for extensions of existing subdivisions or developments.
- C. Subdivision and development names may be reserved if submitted and approved along with the Concept Plan for the project.

#### 1010-60.2 Street Names.

- A. Proposed street names for public or private streets must be reviewed and approved prior to approval of a Development Permit or recording of a Final Plat. Street names may be reserved through approval as shown on an approved Concept Plan or Subdivision Development Plan for the subdivision.
- B. Street names shall consist of a root name of the subdivider or developer's choosing and a suffix designation (such as "Street", "Avenue", "Drive", etc.), and shall be followed by a quadrant suffix. Directional prefixes (i.e., "North", "South") and the prefixes "old" or "new" shall not be used.
- C. All streets shall bear the proper quadrant suffix appropriate to its location within the County (i.e., NE, NW, SE, and SW), as determined by the Department.
- D. A proposed street that is obviously in alignment with another already existing and named street shall bear the name of such existing street, unless this requirement is waived by the Department of Transportation.
- E. Except within the same development, no proposed street name shall duplicate (be spelled the same or be phonetically the same) as an existing street name within Gwinnett County regardless of the use of such suffix designations as "Street", "Avenue", "Boulevard", "Drive", "Place", "Way", "Court", or however otherwise designated. In the same subdivision, a root name may not occur more than twice.
- F. All street root names, and suffix designations are subject to the approval of the Department. Obscene or otherwise unacceptable language, abbreviations, contractions, or initials may not be used.
- G. Root names shall consist of no more than 13 characters including spaces. Letters not occurring in the English alphabet, hyphens, and numerals shall not be used.

#### 1010-60.3 Street Address Assignments.

- A. A street address number will be assigned prior to issuance of a Building Permit. For any new structure proposed on a property which has not been assigned an address, a street number will be assigned upon confirmation or establishment of the property as a buildable lot of record under the requirements of this UDO. Unless a public or private street is proposed, an overall development located on one buildable lot of record shall be issued a single street address. The property owner shall be responsible for numbering/lettering individual buildings, suites, and units.

## Title 3: Development and Permitting

- B. Subdivisions. House numbers will be assigned prior to Exemption Plat or Subdivision Development Plan is approved for the property. . Block number assignments shall also be designated for abutting major street name signs at this time.
- C. For each of the plans listed below projects will be numbered after the developer submits the Site Development Plan or Subdivision Development Plan to the Department of Planning and Development.
  - 1. Commercial/Industrial projects or buildings.
  - 2. Apartment projects.
    - a. One number shall be assigned to the apartments when the project is located on one parcel.
  - 3. Condominium projects.
    - a. Individual units shall be numbered consecutively if located along public or private streets.
    - b. Units in the "stacked-flat" configuration shall use the same numbering approach as applies to an apartment project.

### Section 1010-70 Final Plat Specifications.

The subdivision of lots where there are proposed streets and related utility, stormwater, and infrastructure improvements in accordance with an approved development permit shall conform to the provisions of Section 1010-70 and all requirements of Georgia Law, including but not limited to O.C.G.A § 15-6-67 and latest amendments regarding recordation of maps and plats specifications.

**1010-70.1 Size.** The Final Plat shall be clearly and legibly drawn in black ink on good legible reproducible paper or approved print material. The scale of the Final Plat shall be 100 feet to 1 inch (1"=100') or larger. Sheet size shall not exceed 24 inches by 36 inches.

**1010-70.2 Certified Boundary Survey.** The Final Plat shall be based on a certified boundary survey delineating the entirety of the property contained within the Final Plat and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in 10,000 feet.

**1010-70.3 Conformity to Subdivision Development Plan.** The Final Plat shall substantially conform to the Subdivision Development Plan, and it may constitute only that portion of the approved Subdivision Development Plan which the subdivider proposes to record at any one time, provided that such portion conforms to the requirements of this UDO, and said portion is not inconsistent with the public health, safety, or welfare. Any substantial deviation from the Subdivision Development Plan shall require revision and reapproval of the Subdivision Development Plan.

**1010-70.4 The Final Plat shall contain the following information:**

- A. Name of the subdivision, unit number, land district, and land lot number.
- B. Name, address, email address, and telephone number of owner of record, and the subdivider (if not the owner).
- C. Name, address, email address, and telephone number of each professional firm associated with the portion of the subdivision within the Final Plat (engineer, surveyor, landscape architect, etc.).
- D. Date of plat drawing, graphic scale, north arrow; notation as to the reference of bearings to magnetic, true north or grid north, and indication whether bearings shown are calculated from angles turned.
- E. Location sketch of tract showing major surrounding features.
- F. Name of former subdivision, if any or all of the Final Plat has been previously recorded.

### Title 3: Development and Permitting

- G. Case number and date of approval for any applicable rezoning, special use permit, variance, modification, or waiver affecting the property.
- H. Location and dimension of any buffer, landscape strip, special setback, no-access easement, etc.
- I. Boundary lines of the tract, to be indicated by a heavy line, giving distances to the nearest one-hundredth foot and bearings to the nearest second. Bearing and distance to designated tie point shall be shown. The Plat shall have a closure precision of 1 foot in no less than 10,000 feet.
- J. Municipal or County jurisdictional lines approximately tied to the lines of the subdivision by distance and angles when such lines traverse or adjoin the subdivision; land lot lines traversing or adjoining the subdivision shall also be indicated.
- K. Locations, widths, and names of all streets and alleys within and immediately adjoining the plat, the location and widths of all internal public crosswalks, and all other public rights-of-way.
- L. Street center lines showing angles of deflection and standard curve data including radii, length of arcs and tangents between curves, point of curvature (PC) and point of tangency (PT).
- M. Lot lines with dimensions to the nearest one-tenth of a foot and bearings to the nearest second, and radii of rounded corners, as necessary to delimit each lot.
- N. Building setback lines along streets with dimensions.
- O. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the lot width measured in accordance with the provisions of Title 2 of this UDO may be required to be shown, if deemed necessary by the Department for clarity.
- P. Lots numbered in numerical order and blocks lettered alphabetically.
- Q. Location and size of all drainage pipe, the location and size of all stormwater management facilities, and the location, dimensions and purpose of any easements, including construction or slope easements if required.
- R. The location and size of all public sanitary sewer lines and manholes and the location, dimensions, and purpose of any easements, including construction or slope easements if required.
- S. The location and size of all public water lines and fire hydrants and the location, dimensions, and purpose of any easements, including construction or slope easements if required.
- T. Location of any areas to be reserved, donated, or dedicated to public use with notes stating their purpose and limitations. Location of any areas to be reserved by private deed covenant for common use of all property owners or dedicated to a homeowner's association.
- U. A statement of private covenants if any shall be recorded on the plat; otherwise, if covenants are separately recorded provide a statement as follows:

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated \_\_\_\_\_, which hereby become a part of this plat, and which were recorded and signed by the owner.
- V. Accurate location, material, and description of monuments and markers (all monuments shall be in place prior to approval of the Final Plat).
- W. Certificates and statements specified in Section 1010-70.7.
- X. All information required under the Georgia Metropolitan River Protection Act for recording of plats, if applicable.

### Title 3: Development and Permitting

- Y. Extent of the 100-year floodplain and a floodplain chart showing the area within and outside the floodplain for each lot containing any portion of the 100-year floodplain. Origin of the floodplain data shall be indicated.
- Z. Street address numbers and block number designations for street names on abutting streets, where appropriate.
- AA. Individual lots shall be designated HLP (House Location Plan), RDP (Residential Drainage Plan) and/or RDS (Residential Drainage Study) if such are required by the Department to be approved prior to issuance of a Building Permit.
- BB. All lots shall be labeled with minimum floor elevations, drainage flow arrows and designated as either a slab, basement, or slab/basement.
- CC. All other notes or notations as may be required by the Department.

**1010-70.5 Warranty Deed.** If any lands are shown on the Final Plat for dedication to Gwinnett County including street rights-of-way or easements, a Warranty Deed transferring title to said land in fee simple, in a form acceptable to the Director, shall be submitted with the Final Plat application.

**1010-70.6 Property Owner's Association/Homeowner's Association.** If any lands are shown on the Final Plat for dedication to a Property Owners Association in order to meet minimum park or open space requirements of the UDO, a copy of the deed of transfer for such dedication and a copy of the instrument of incorporation of the Property Owners Association/Homeowner's Association shall be submitted with the Final Plat application.

**1010-70.7 Certificates.** Each Final Plat shall bear the following certificates or statements printed or stamped thereon as follows:

A. *Final Registered Land Surveyor's Certificate:*

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in \_\_\_\_\_ feet and an angular error of \_\_\_\_\_ per angle point and was adjusted using \_\_\_\_\_ rule. This plat has been calculated for closure and is found to be accurate within 1 foot in \_\_\_\_\_ feet and contains a total of \_\_\_\_\_ acres. The equipment used to obtain the linear and angular measurements herein was \_\_\_\_\_.

By: \_\_\_\_\_

REGISTERED GEORGIA LAND SURVEYOR

REG NO \_\_\_\_\_ DATE OF EXPIRATION \_\_\_\_\_

B. *Owners Acknowledgment and Declaration:*

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

\_\_\_\_\_  
SIGNATURE OF SUBDIVIDER      DATE SIGNED

\_\_\_\_\_  
PRINTED OR TYPED NAME OF SUBDIVIDER

### Title 3: Development and Permitting

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
DATE SIGNED

\_\_\_\_\_  
PRINTED OR TYPED NAME OF OWNER

- C. *Final Plat Approval:* The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and Gwinnett County. Acceptance of constructed greenways, if shown on the final plat, is hereby expressly excluded from approval and maintenance, and shall not be accepted by the County until said greenway is completed in its entirety and verified that it has been built to standards as set forth in the UDO.

- D. *Environmental Health Section Certification (for subdivisions served by septic tanks):*

The lots shown hereon have been reviewed by the Environmental Health Section of the Gwinnett County Board of Health and with the exception of lots \_\_\_\_\_ are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ENVIRONMENTAL HEALTH SECTION

\_\_\_\_\_  
PRINTED OR TYPED NAME OF OWNER

- E. *Public Notice - Drainage:*

NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.

NOTE: Stream Buffer Easements are to remain in a natural and undisturbed condition.

NOTE: Structures are not allowed in drainage easements.

- F. *Fee-simple layout plan for single-family detached lots less than 7,500 square feet:* Every Final Plat for a subdivision proposing single-family detached houses on fee-simple ownership lots less than 7,500 square feet shall contain the following statement:

NOTE: Lot layout plan is required on each lot to be approved by the Department of Planning and Development prior to a Building Permit being issued. This lot layout plan must be drawn to scale on a copy of a certified boundary survey of the lot. It must show all proposed improvements and easements on the lot and must indicate compliance with the requirements of Title 2 of this UDO and conditions of zoning approval. It shall be the builder's responsibility to ensure that the house is staked out on the site to match the approved lot layout plan.

- G. *House Location Plans (HLP):* On any Final Plat containing a lot for which a House Location Plan approval is required prior to issuance of a Building Permit (see Section 330-20), the following statement shall be included:

HLP - HOUSE LOCATION PLAN

### Title 3: Development and Permitting

A House Location Plan shall be required to be approved by the Department of Planning and Development prior to issuance of a Building Permit on those lots labeled "HLP". A House Location Plan is a scale drawing submitted by the builder at the time of the permit application. It is not required that this plan be prepared by an authorized registered professional. The purpose of this plan is to ensure that the house is properly located on the lot.

- H. *Residential Drainage Plan (RDP) or Study (RDS)*: On any Final Plat containing a lot for which a Residential Drainage Plan (RDP) or Residential Drainage Study (RDS) is required, the following statements shall be included, as applicable:

A Residential Drainage Plan (RDP) [or Residential Drainage Study (RDS)] must be approved by the Stormwater Plan Review Section of the Department of Planning and Development prior to issuance of a Building Permit on those lots labeled "RDP" or "RDS" respectively.

A Residential Drainage Study (RDS) must be conducted by the builder's design professional and approved by the Building Permits Section prior to issuance of a Certificate of Occupancy on those lots so noted on the Final Plat.

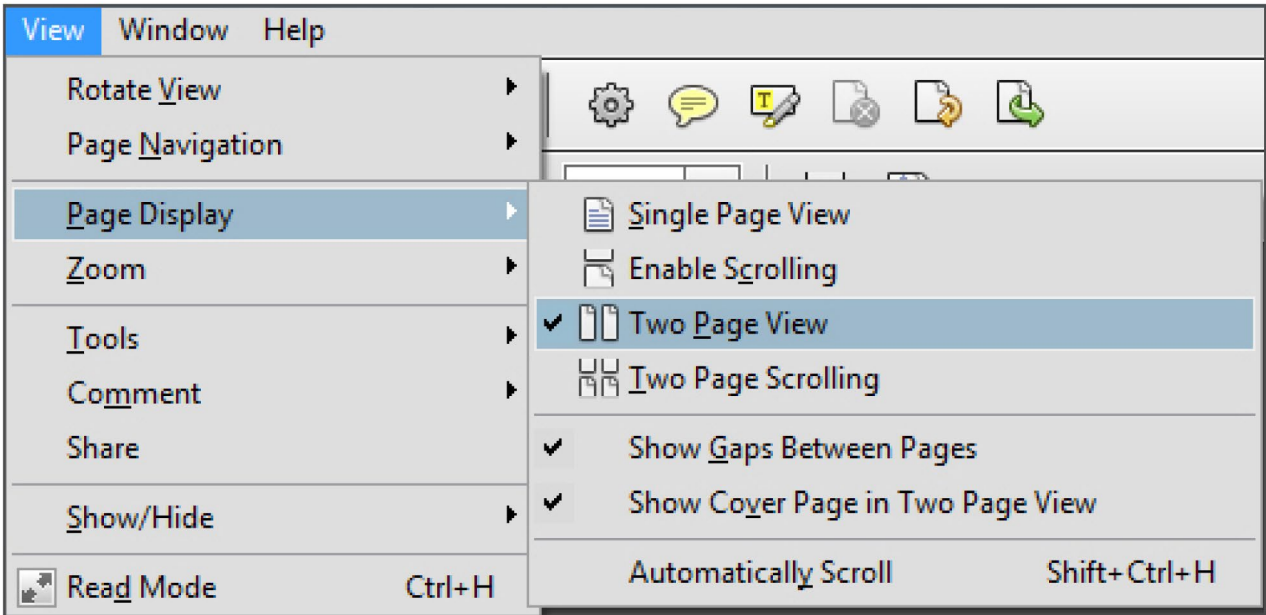


Appendix Section 1.0 Standard Drawings

**NOTE:** Many of the drawings in this section cover two pages. Each drawing's end is marked by the Gwinnett County Board of Commissioner's seal as shown below.



If you are not currently viewing this section in two page view, please change your Page Display in your PDF reader to Two Page View as shown below. Be sure to also check *Show Cover Page in Two Page View*.



These standard drawings illustrate minimum acceptable standards for land development activities authorized under the development regulations of Gwinnett County, Georgia, however, these standards shall not supersede more restrictive prudent design requirements or good engineering practice as applied to specific situations on a case-by-case basis. Unless otherwise specified on these standard drawings or in the development regulations, all construction must meet or exceed the minimum standards established by the Georgia Department of Transportation.

Series

## UDO Appendix

100: Site Grading

200: Storm Water Detention and Erosion Control

300: Streets — Designs

400: Streets — Construction

500: Streets — Utilities

600: Reserved\*<sup>1</sup>

700: Reserved\*

800: Landscaping and Tree Protection

900: Miscellaneous

*Effective January 5, 1988*

<sup>1\*</sup>Ord. No. UDOA2019-00005(GCID2019-0295) , Exh. A, adopted March 19, 2019, deleted Series 600: Drainage Structures and Series 700: Drainage Pipes and Ditches, in Appendix Section 2.0 Standard Drawings.

STANDARD DRAWINGS

GWINNETT COUNTY

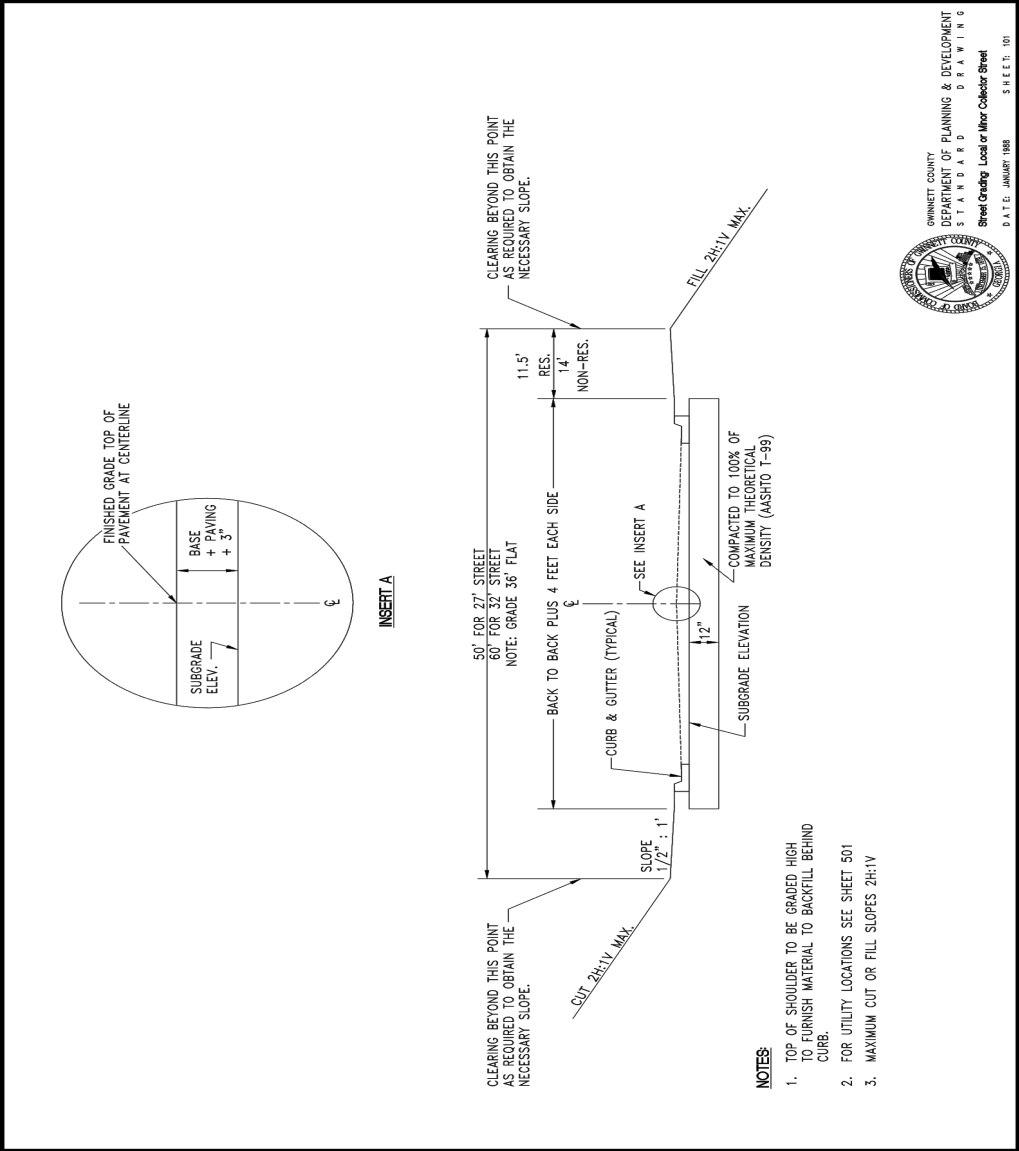
DEPARTMENT  
OF  
PLANNING AND DEVELOPMENT

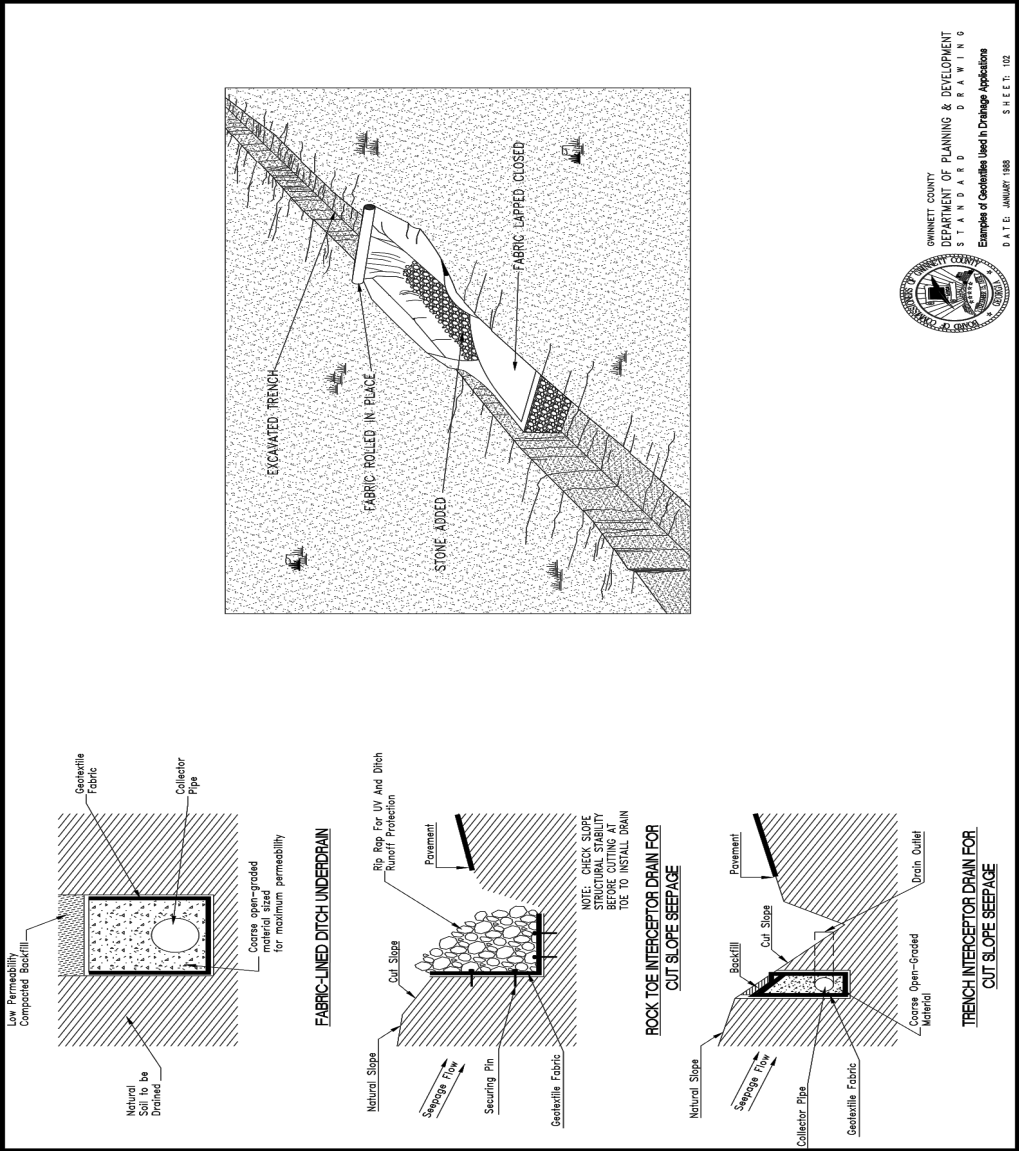
THESE STANDARD DRAWINGS ILLUSTRATE MINIMUM ACCEPTABLE STANDARDS FOR LAND DEVELOPMENT ACTIVITIES AUTHORIZED UNDER THE DEVELOPMENT REGULATIONS OF GWINNETT COUNTY, GEORGIA. HOWEVER, THESE STANDARDS SHALL NOT SUPERSEDE MORE RESTRICTIVE PRESENT DESIGN REQUIREMENTS OR GOOD ENGINEERING PRACTICES AS APPLIED TO SPECIFIC SITUATIONS OR A CASE-BY-CASE BASIS. THESE DRAWINGS WERE SPOT-CHECKED FOR CONFORMANCE WITH THE DESIGN REGULATIONS, ALL CONSTRUCTION SHALL MEET OR EXCEED THE MINIMUM STANDARDS ESTABLISHED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION.

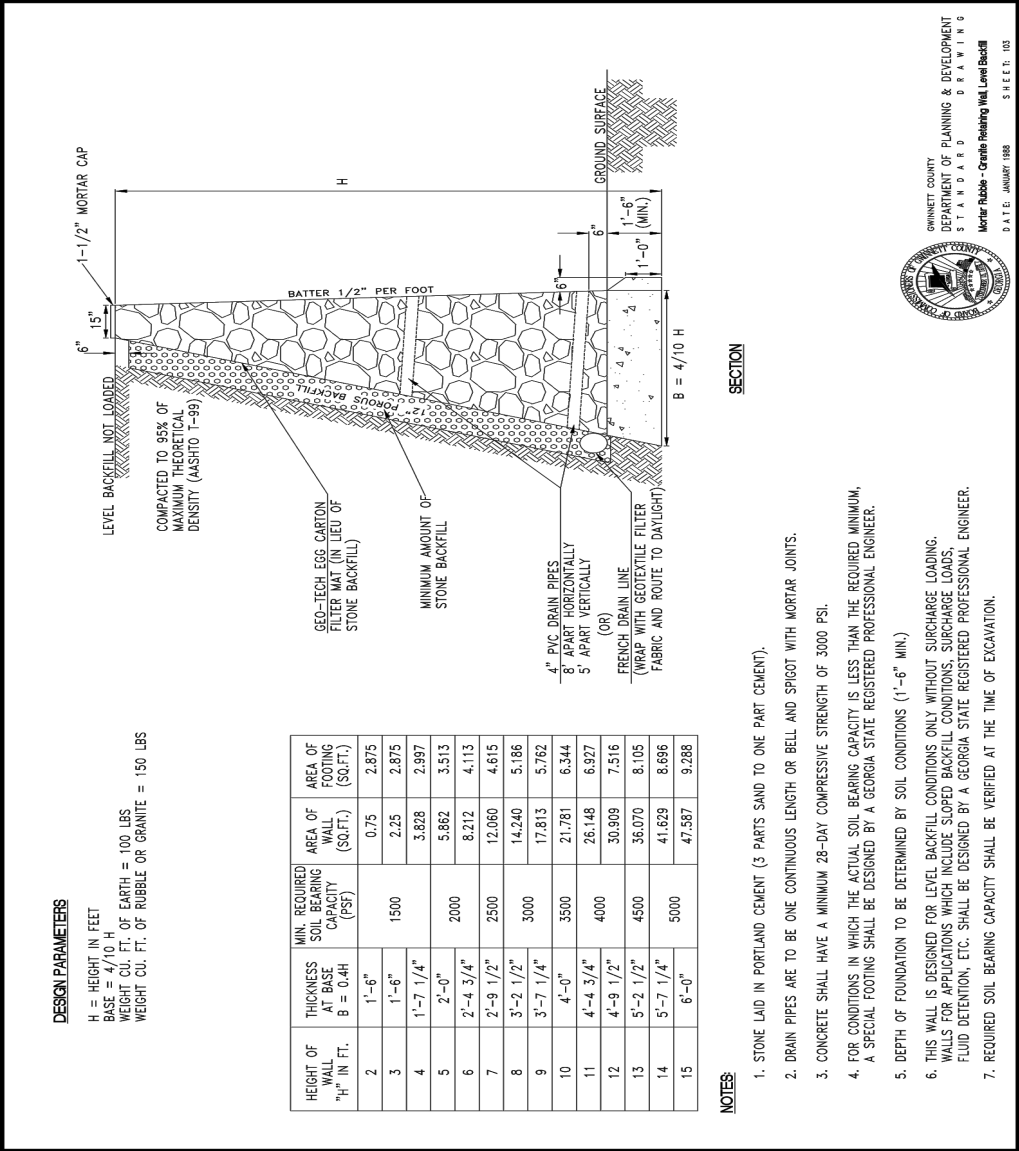
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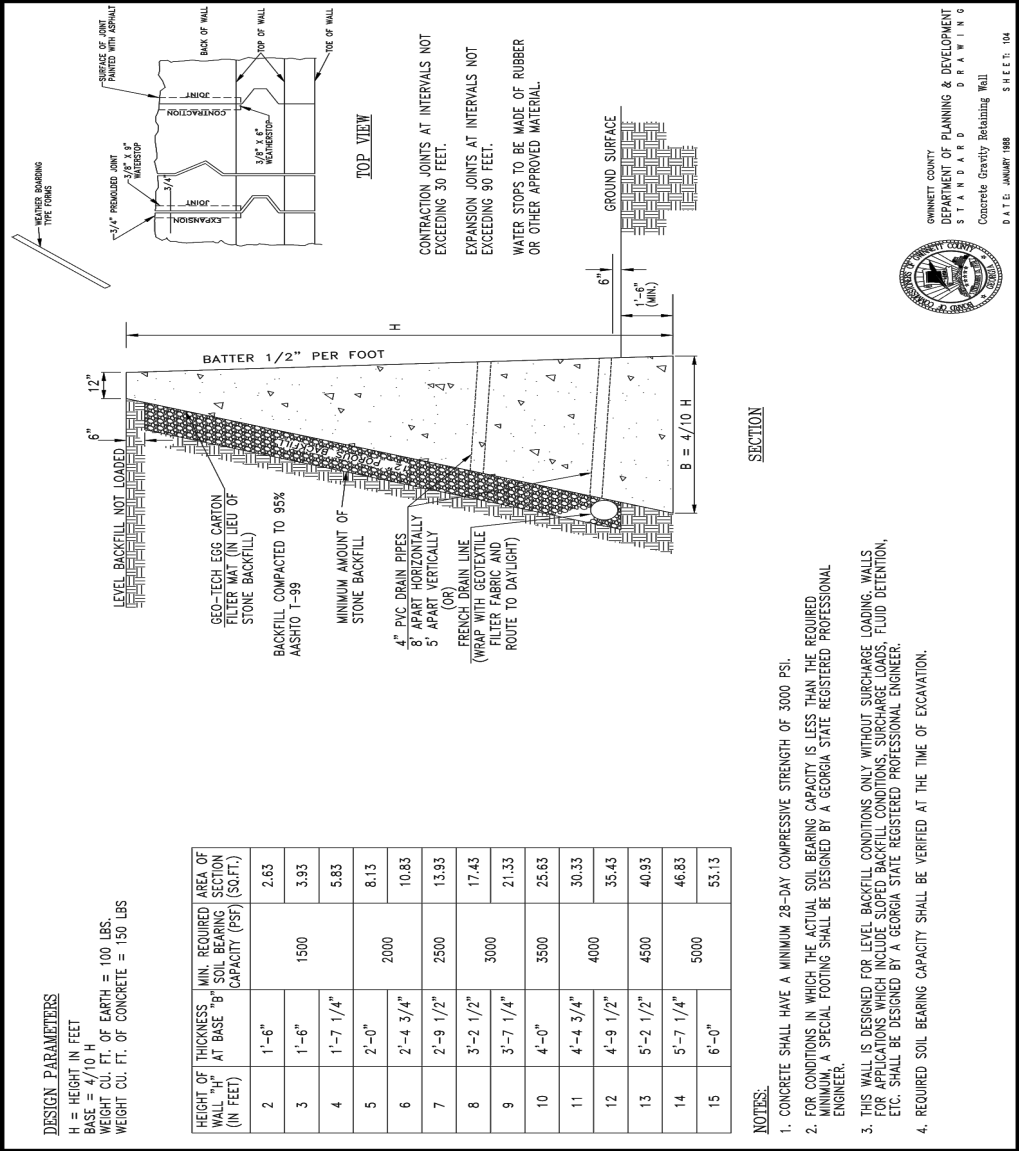
- 100 SITE GRADING
- 200 STORM WATER DETENTION AND EROSION CONTROL
- 300 STREETS – DESIGN
- 400 STREETS – CONSTRUCTION
- 500 STREETS – UTILITIES
- 600 RESERVED
- 700 RESERVED
- 800 LANDSCAPING AND TREE PROTECTION
- 900 MISCELLANEOUS


EFFECTIVE JANUARY 5, 1988





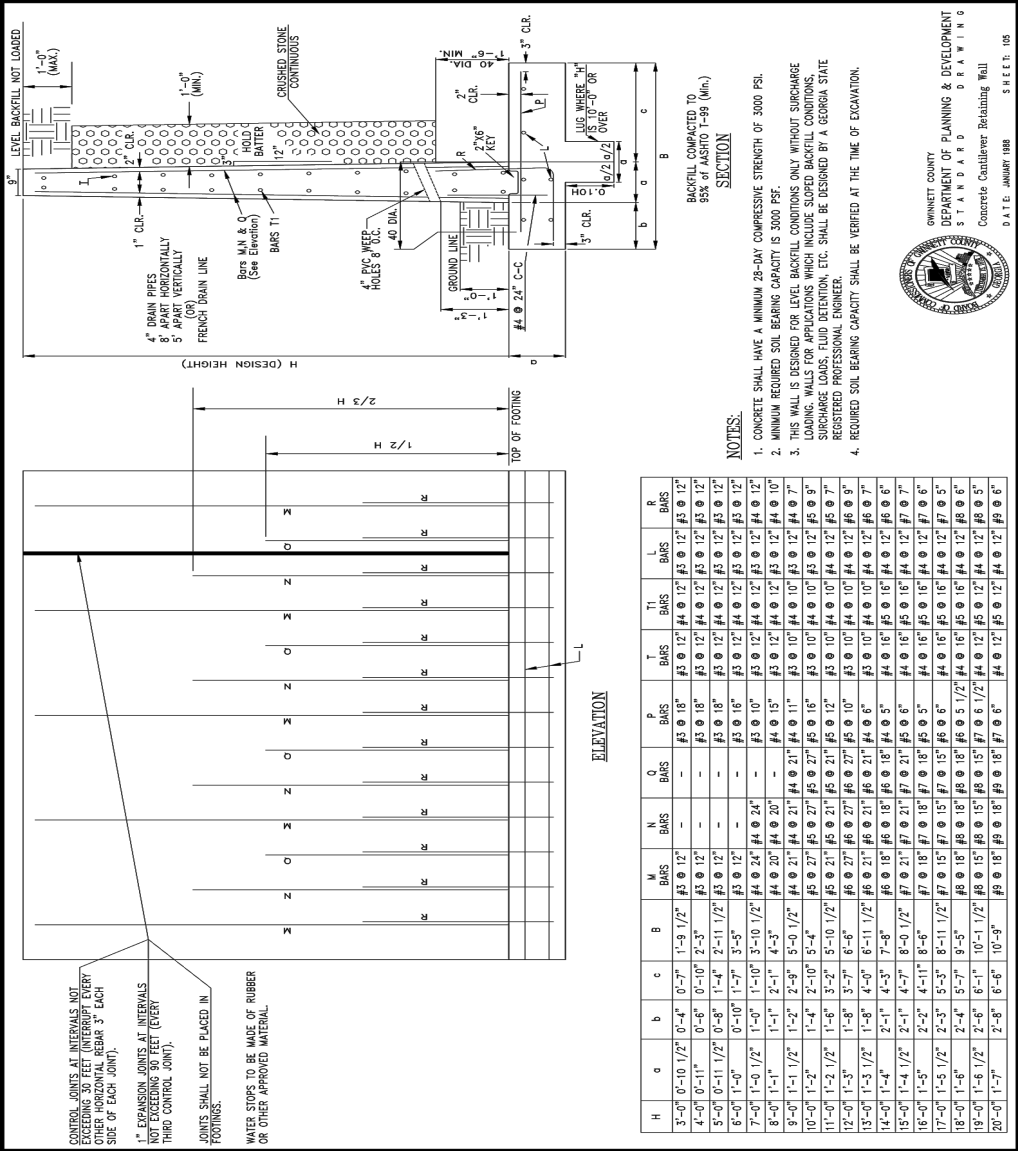




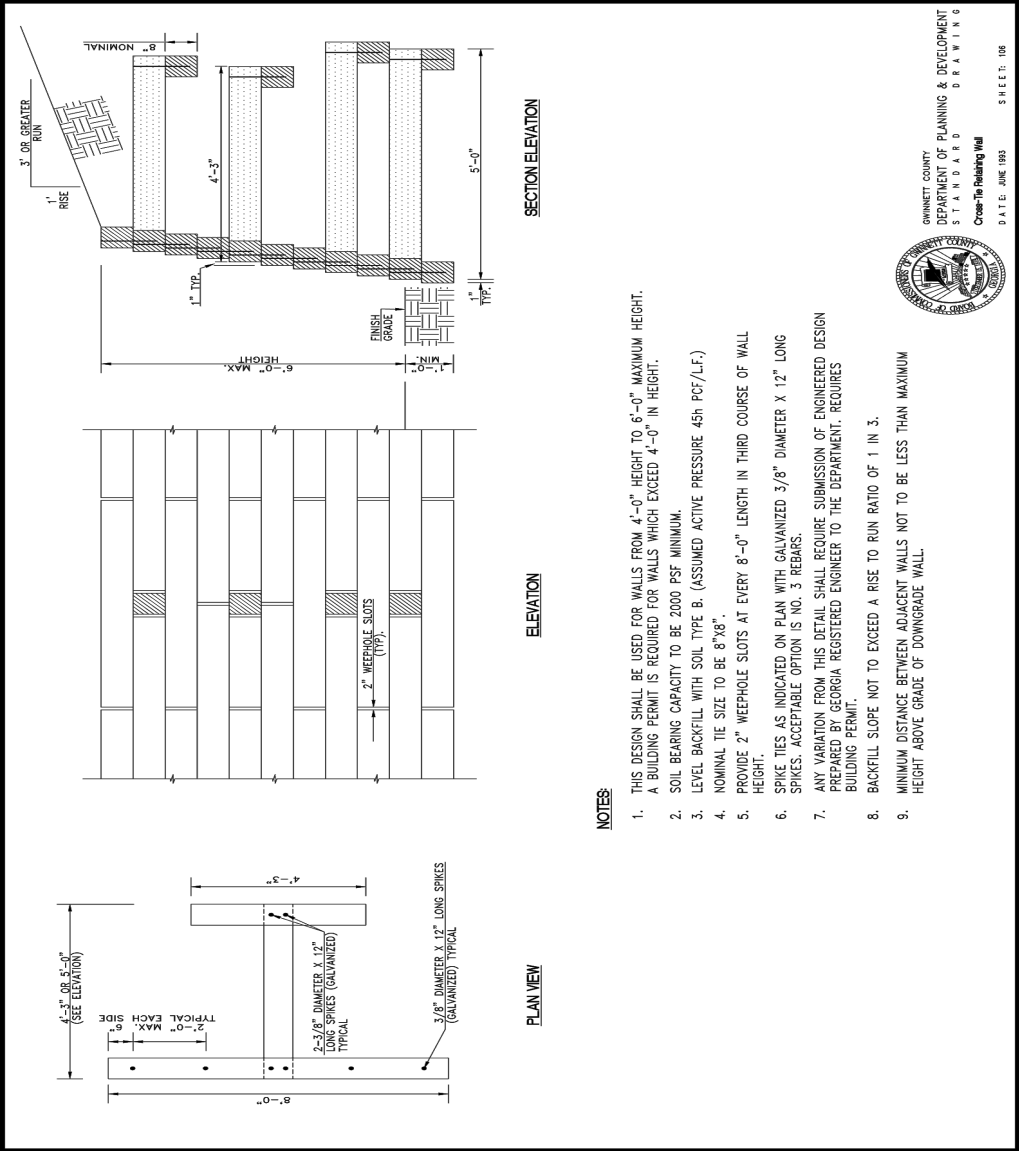


OCONEE COUNTY  
DEPARTMENT OF PLANNING & DEVELOPMENT  
STANDARD DRAWING  
Concrete Gravity Retaining Wall  
DATE: JANUARY 1988  
SHEET: 104

- NOTES:**
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
  2. FOR CONDITIONS IN WHICH THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN THE REQUIRED MINIMUM, A SPECIAL FOOTING SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED PROFESSIONAL ENGINEER.
  3. THIS WALL IS DESIGNED FOR LEVEL BACKFILL CONDITIONS ONLY WITHOUT SURCHARGE LOADING. WALLS FOR APPLICATIONS WHICH INCLUDE SLOPED BACKFILL CONDITIONS, SURCHARGE LOADS, FLOOD DETENTION, ETC. SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED PROFESSIONAL ENGINEER.
  4. REQUIRED SOIL BEARING CAPACITY SHALL BE VERIFIED AT THE TIME OF EXCAVATION.

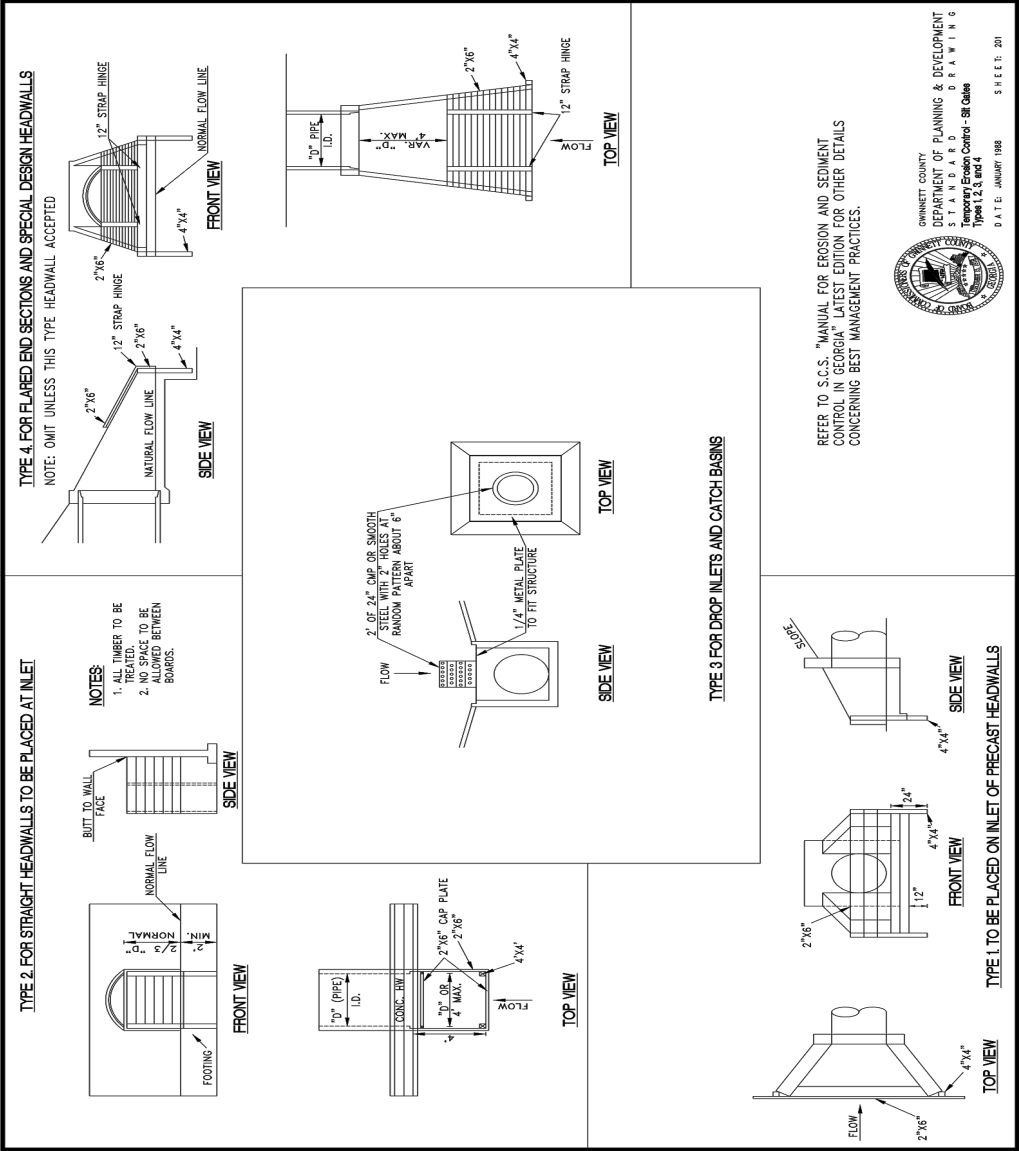


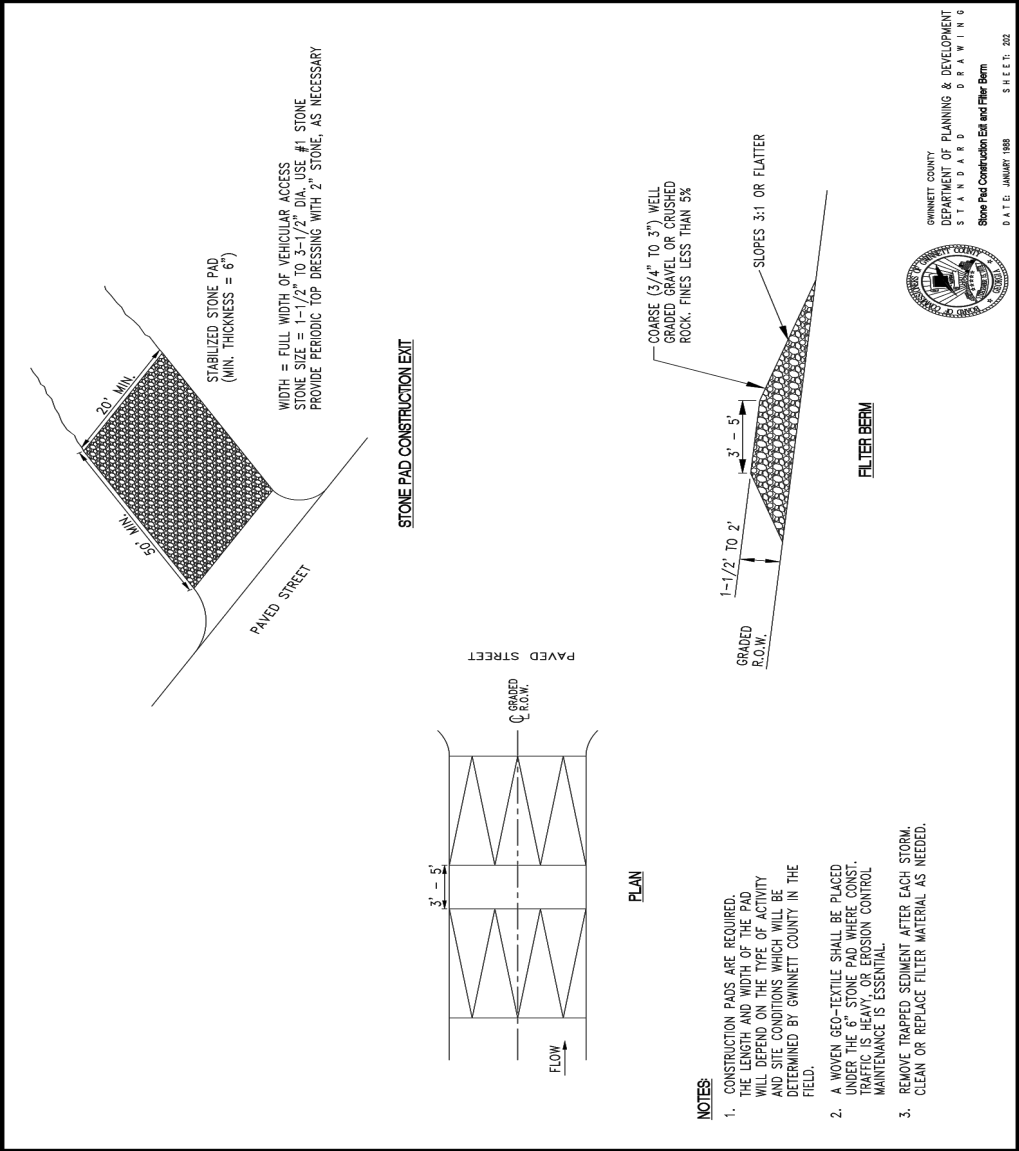


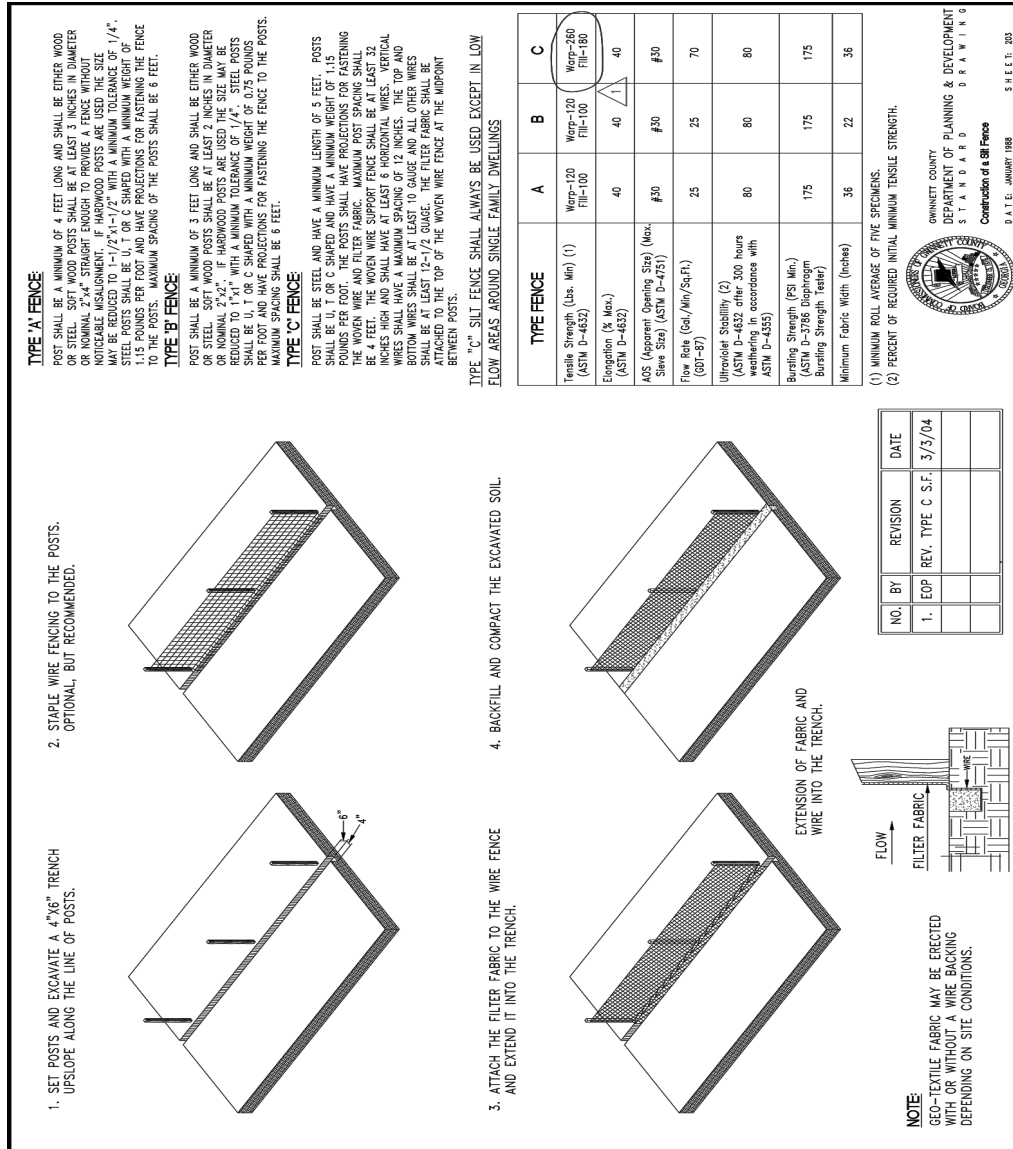


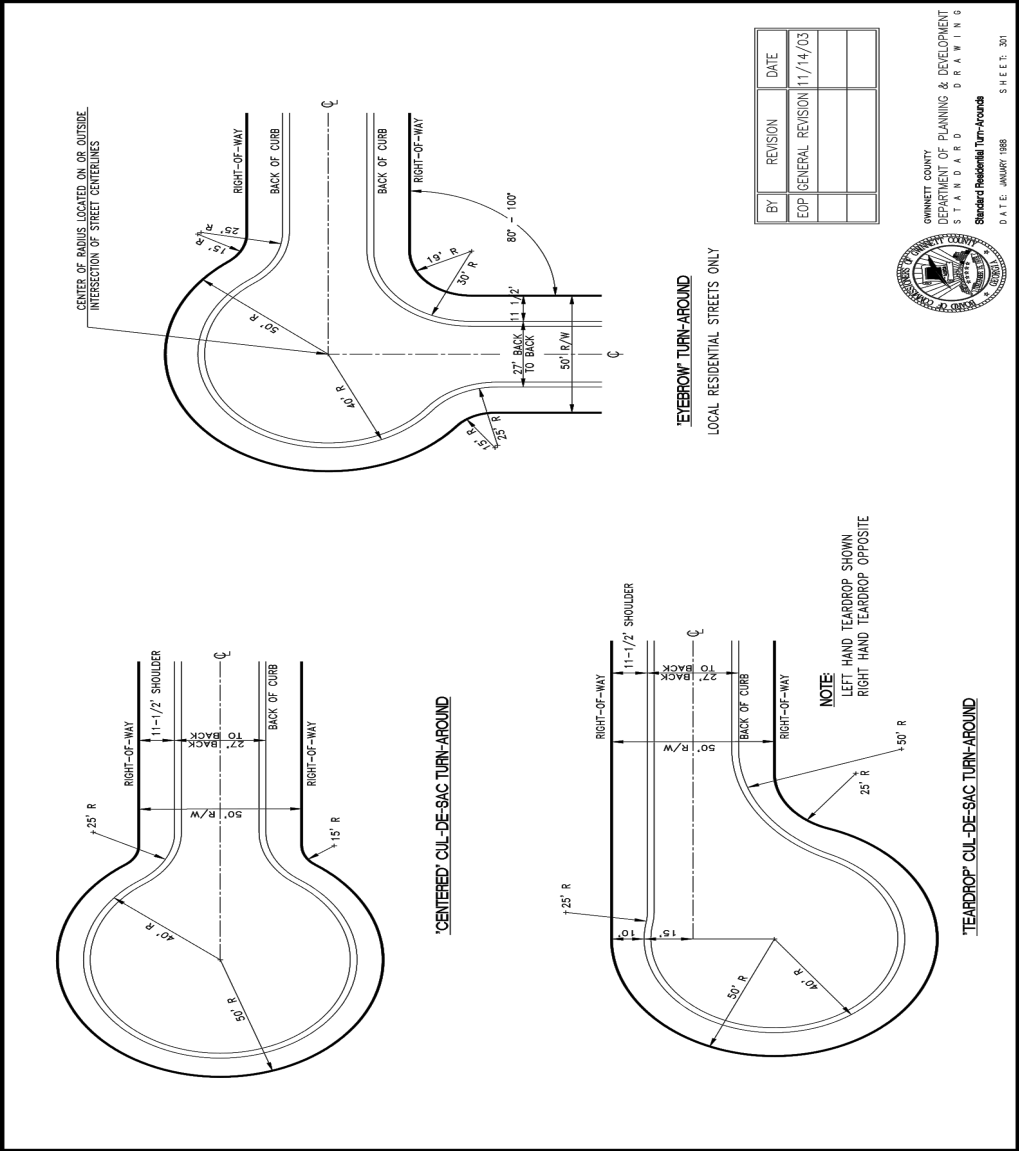


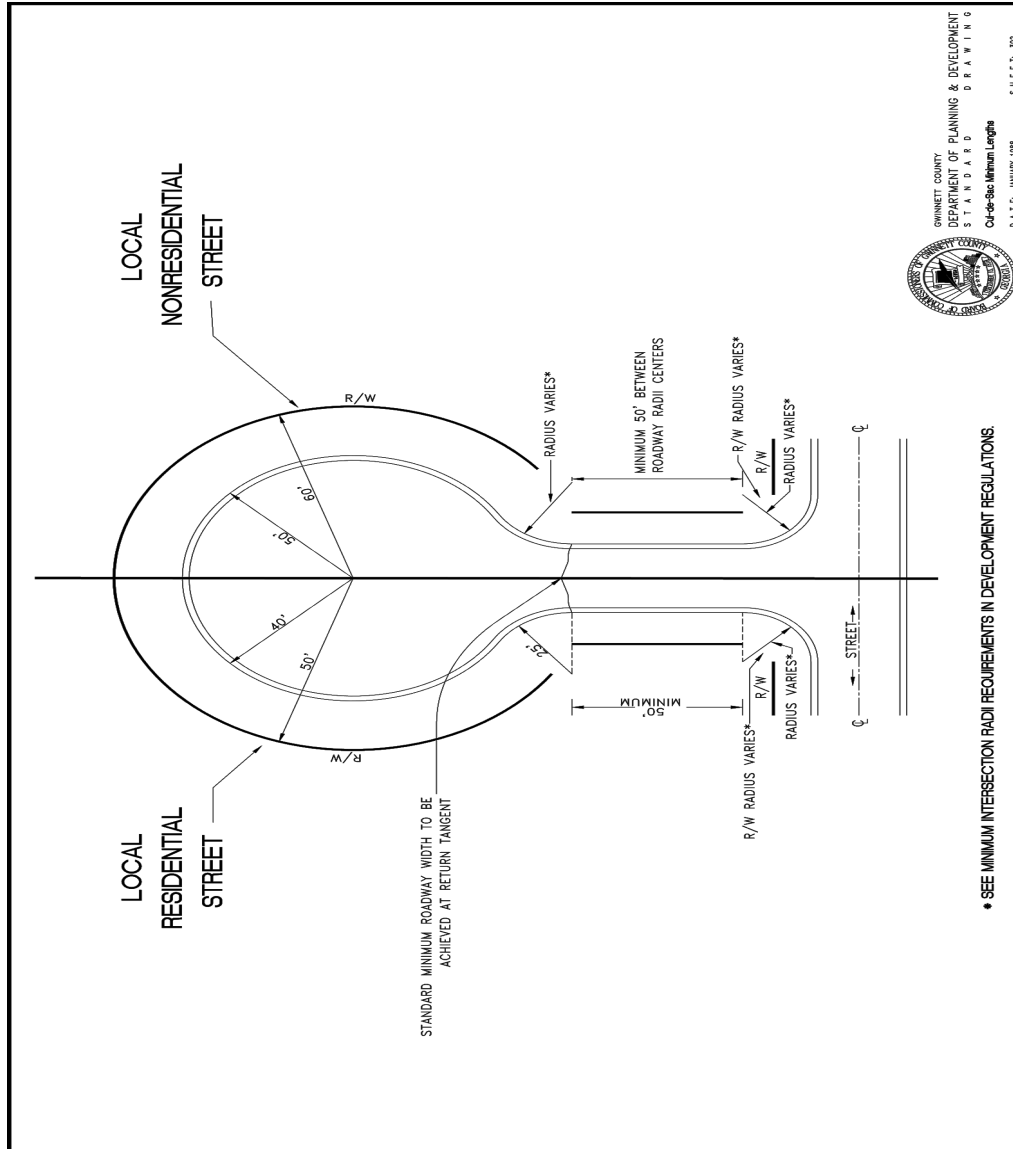




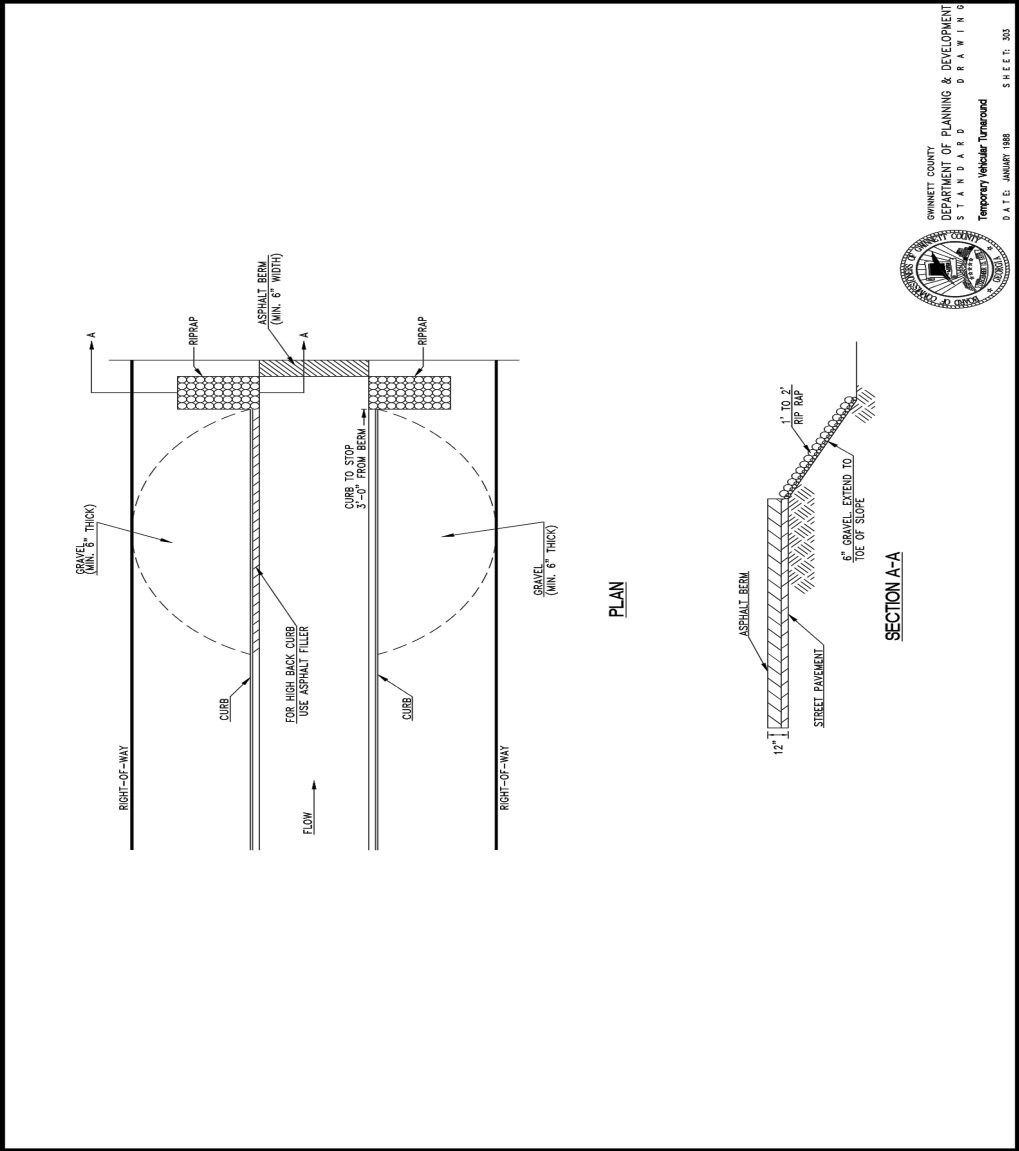




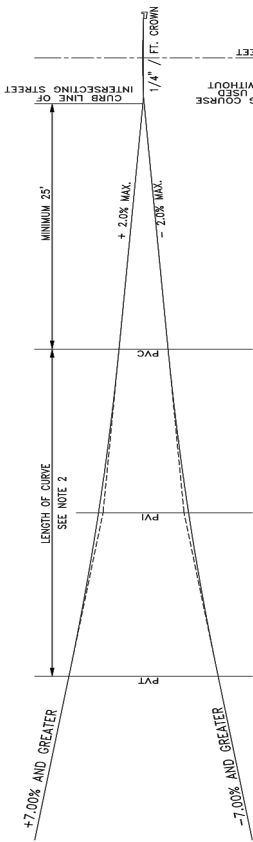




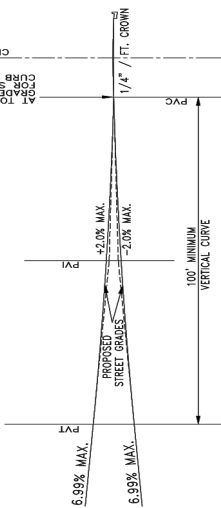




INTERSECTION OF LOCAL OR MINOR COLLECTOR STREETS



GRADES 7.00% AND GREATER



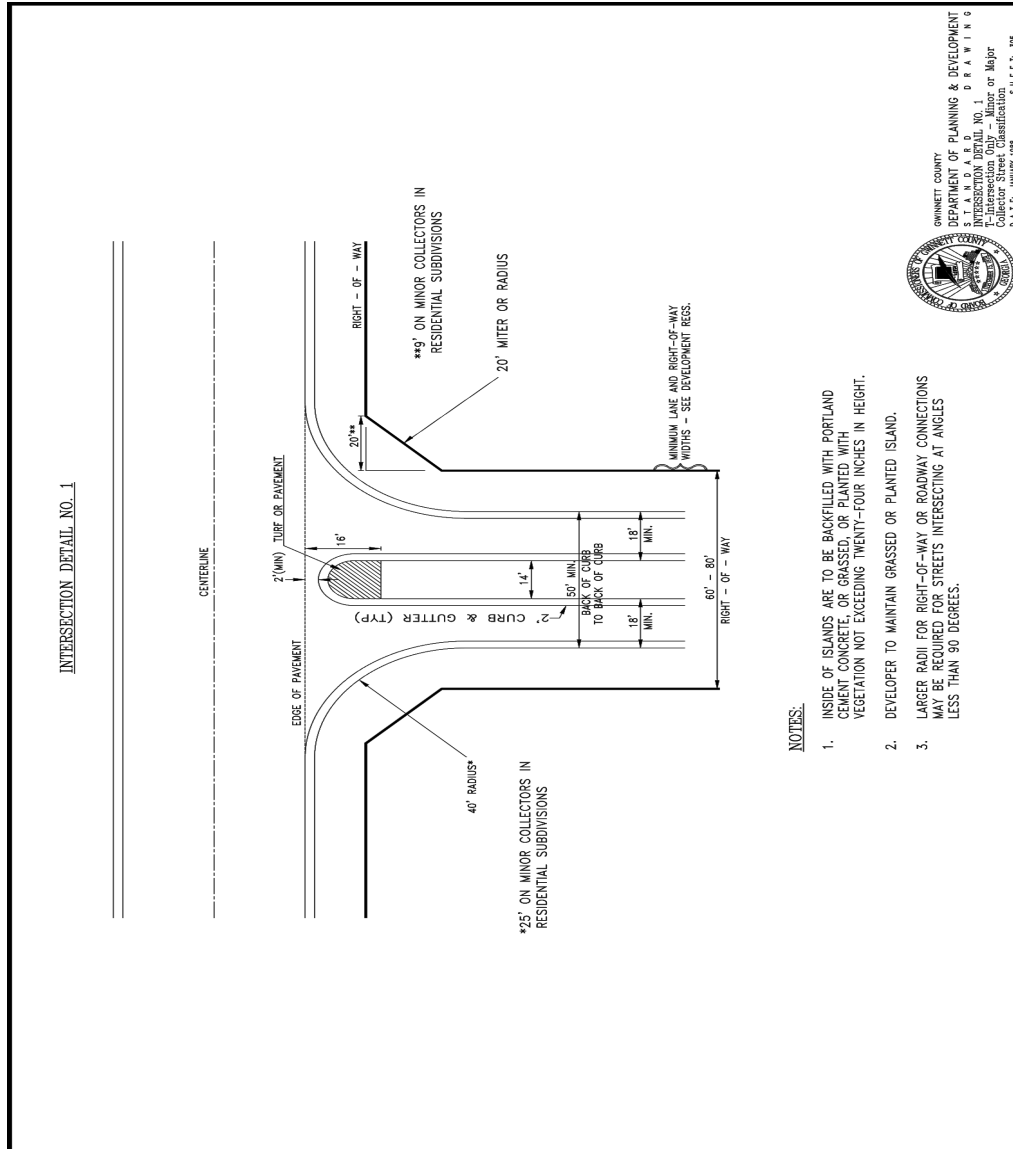
GRADES LESS THAN 7.00%

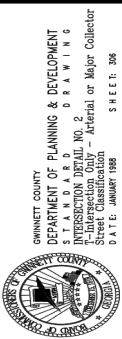
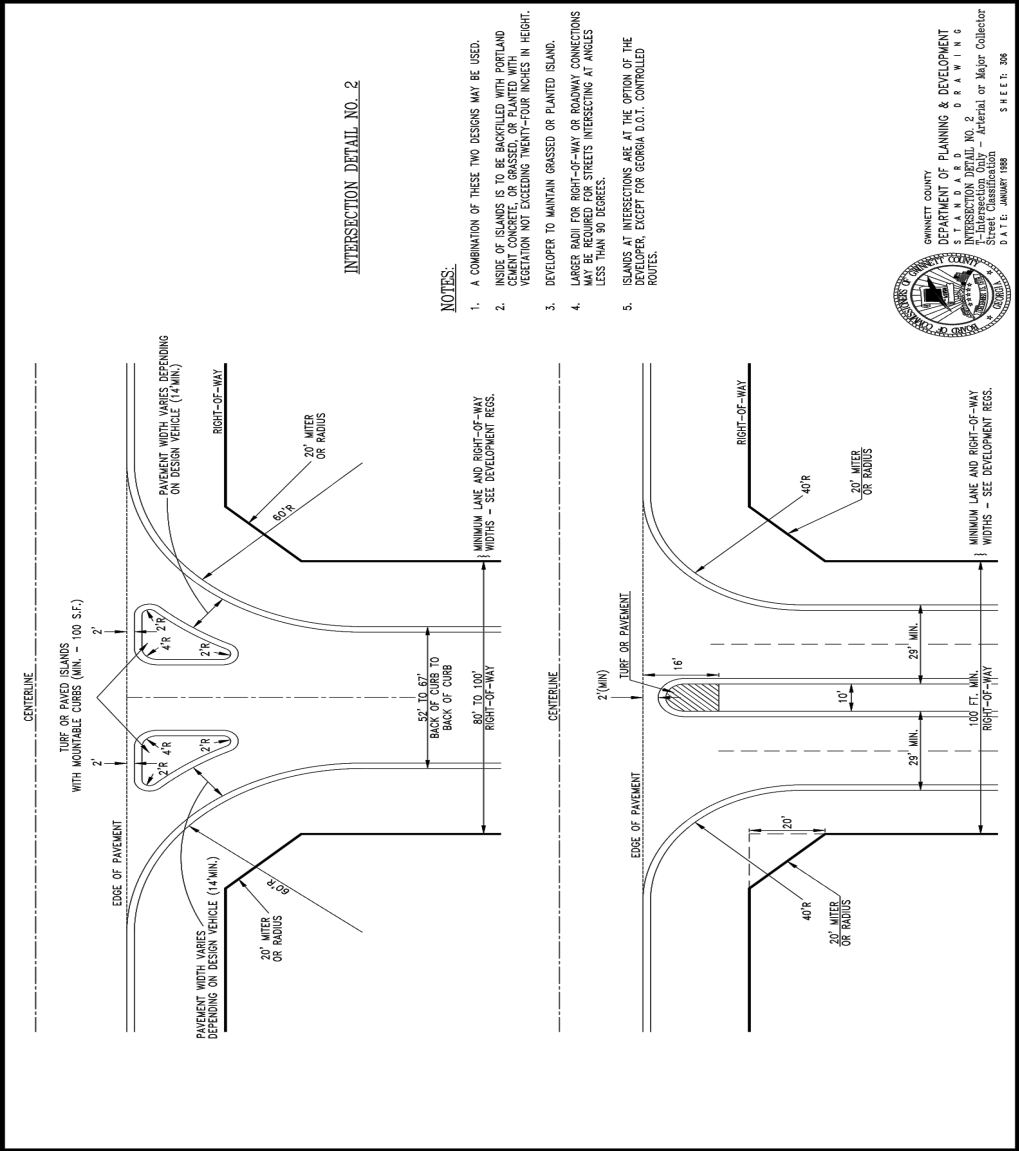
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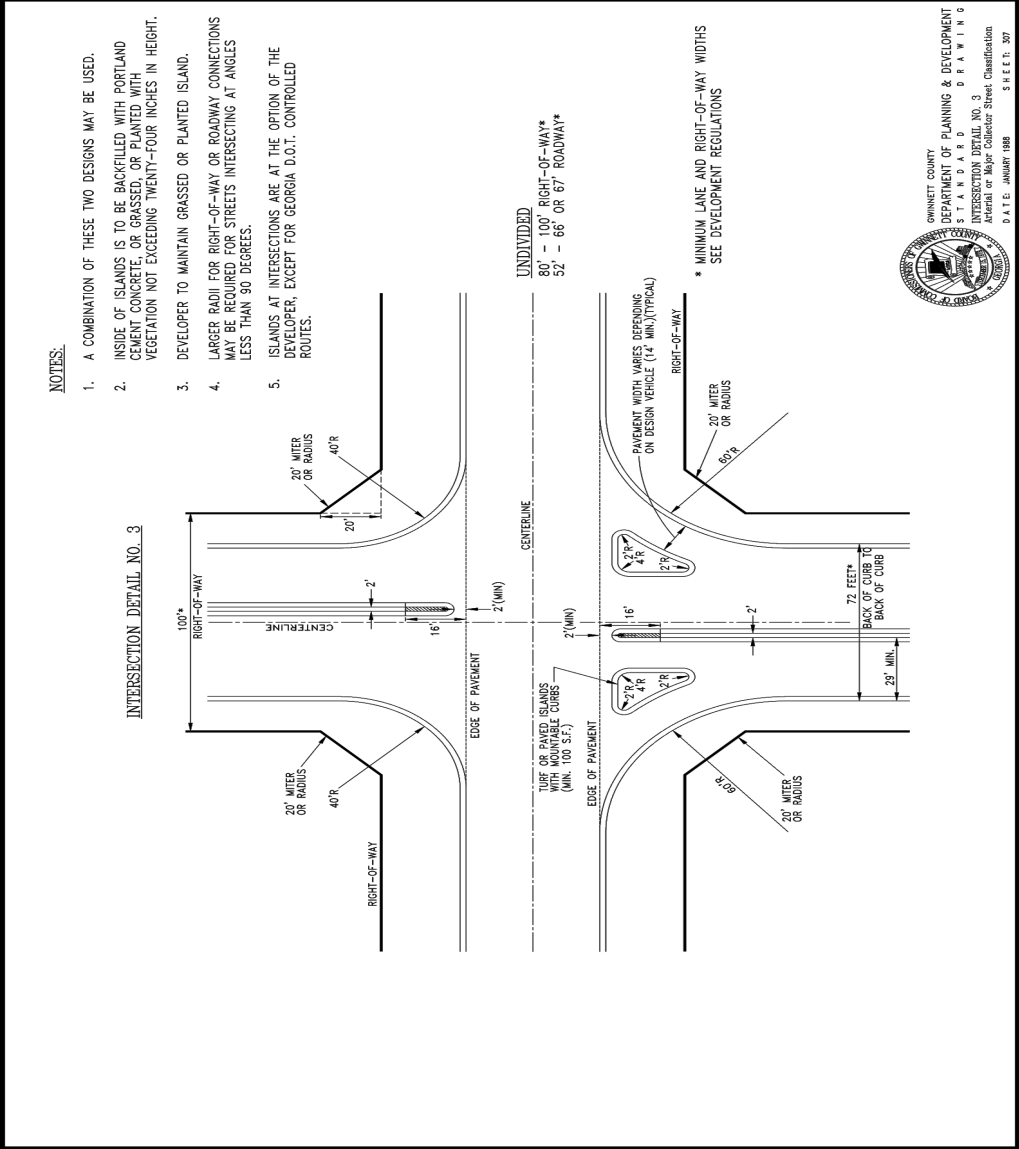
- 1) THIS STANDARD IS INTENDED TO BE A MINIMUM DESIGN STANDARD FOR CONTROL OF GRADES OF STREETS APPROACHING AN INTERSECTION WITH A LOCAL OR MINOR COLLECTOR STREET. FOR INTERSECTIONS WITH MAJOR THOROUGHFARES, SEE DEVELOPMENT REGULATIONS.
- 2) REFER TO DEVELOPMENT REGULATIONS TABLE 9-B FOR "K" VALUES FOR VERTICAL CURVES.

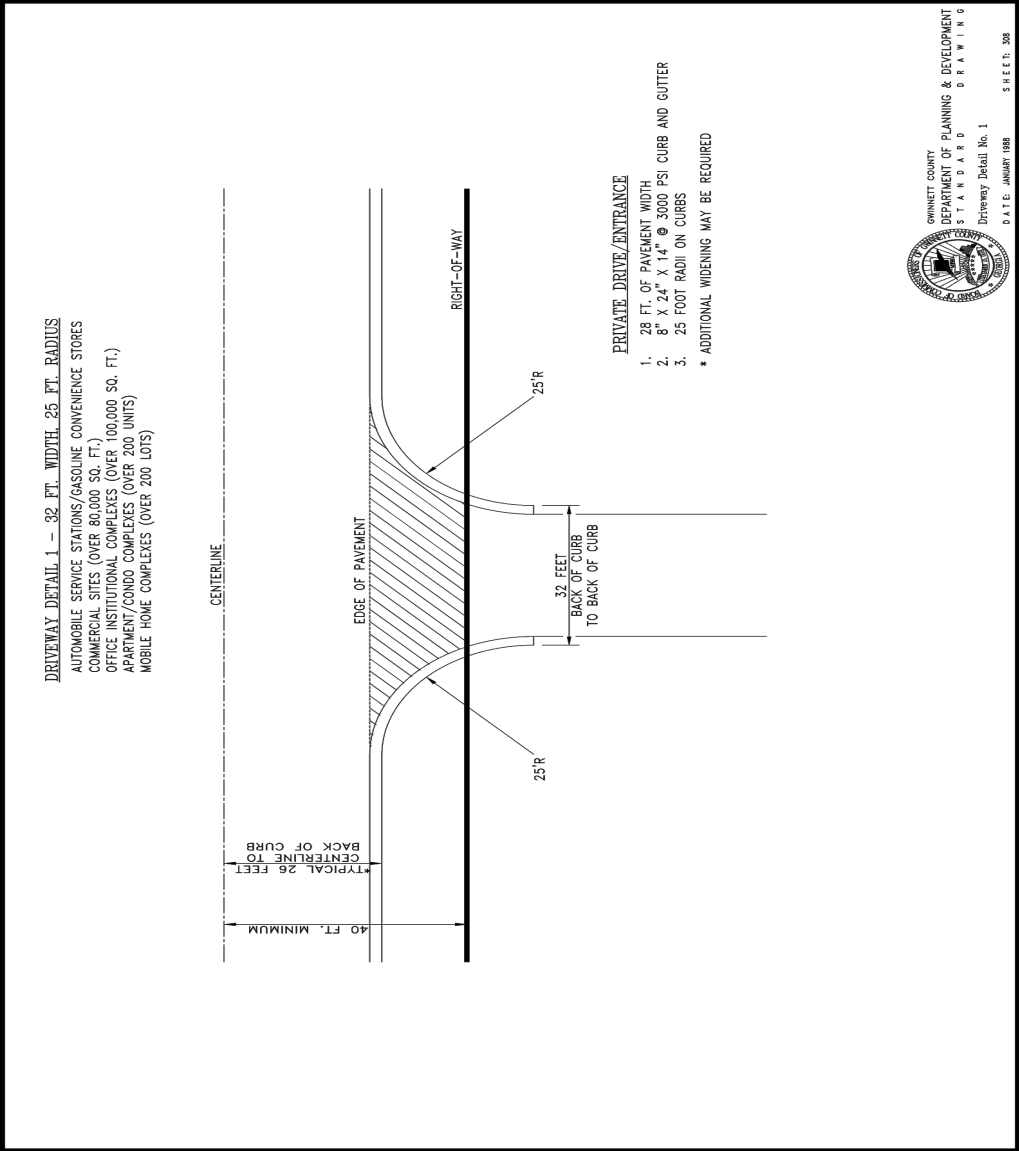


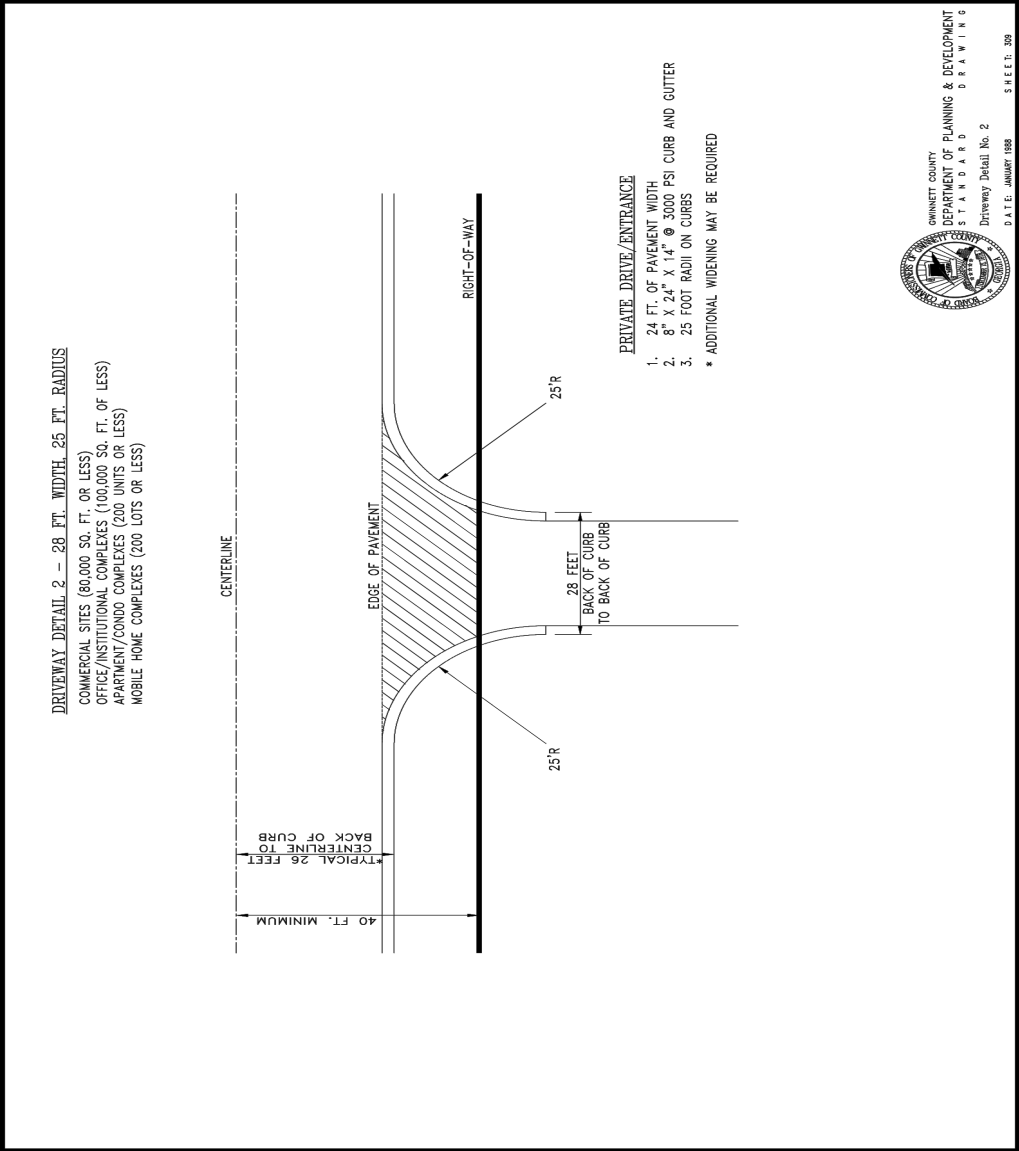
OHIO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
STANDARD DRAWING  
Local Street Intersection with  
Local Collector Street  
DATE: JANUARY 1998 SHEET: 304

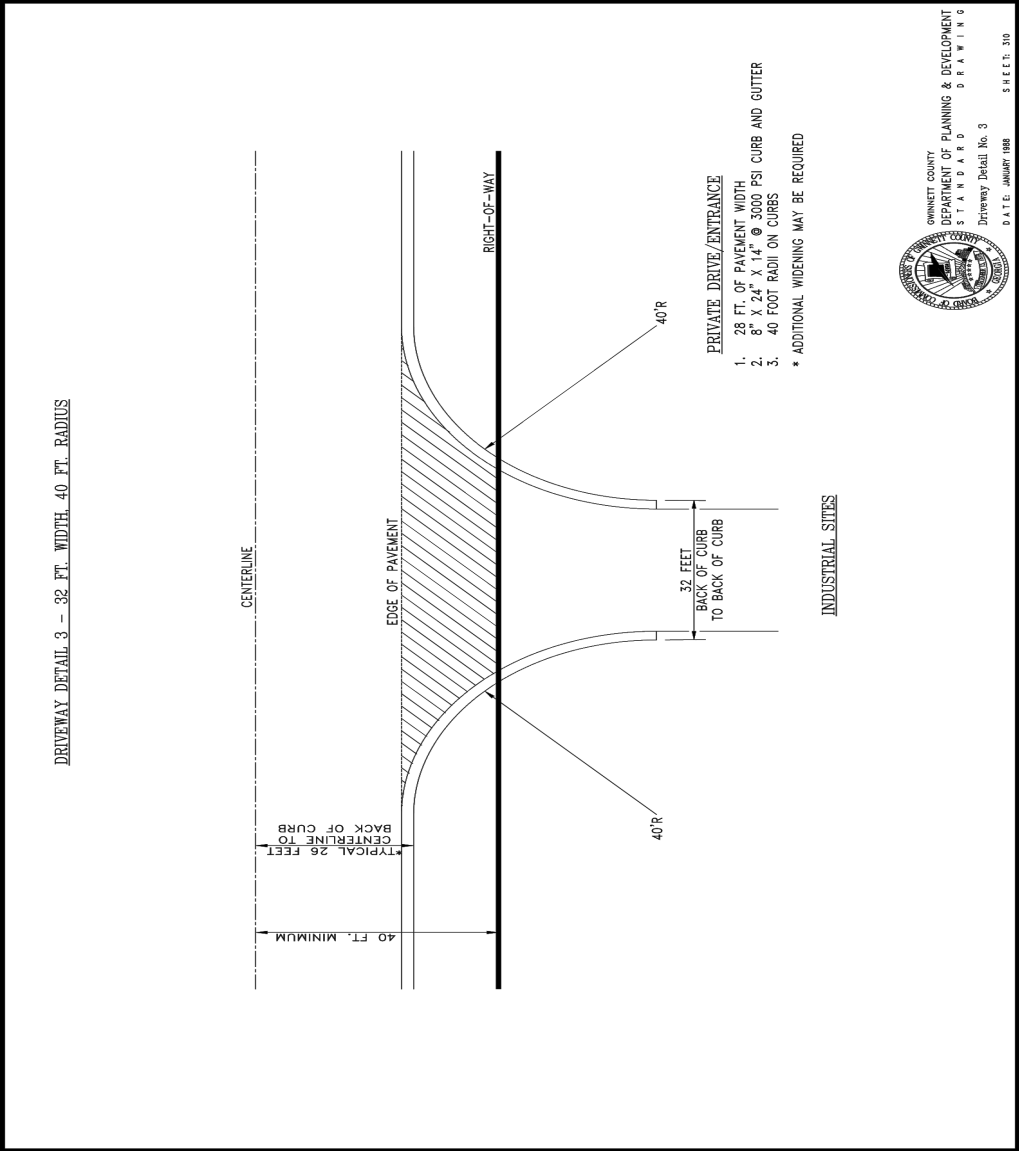




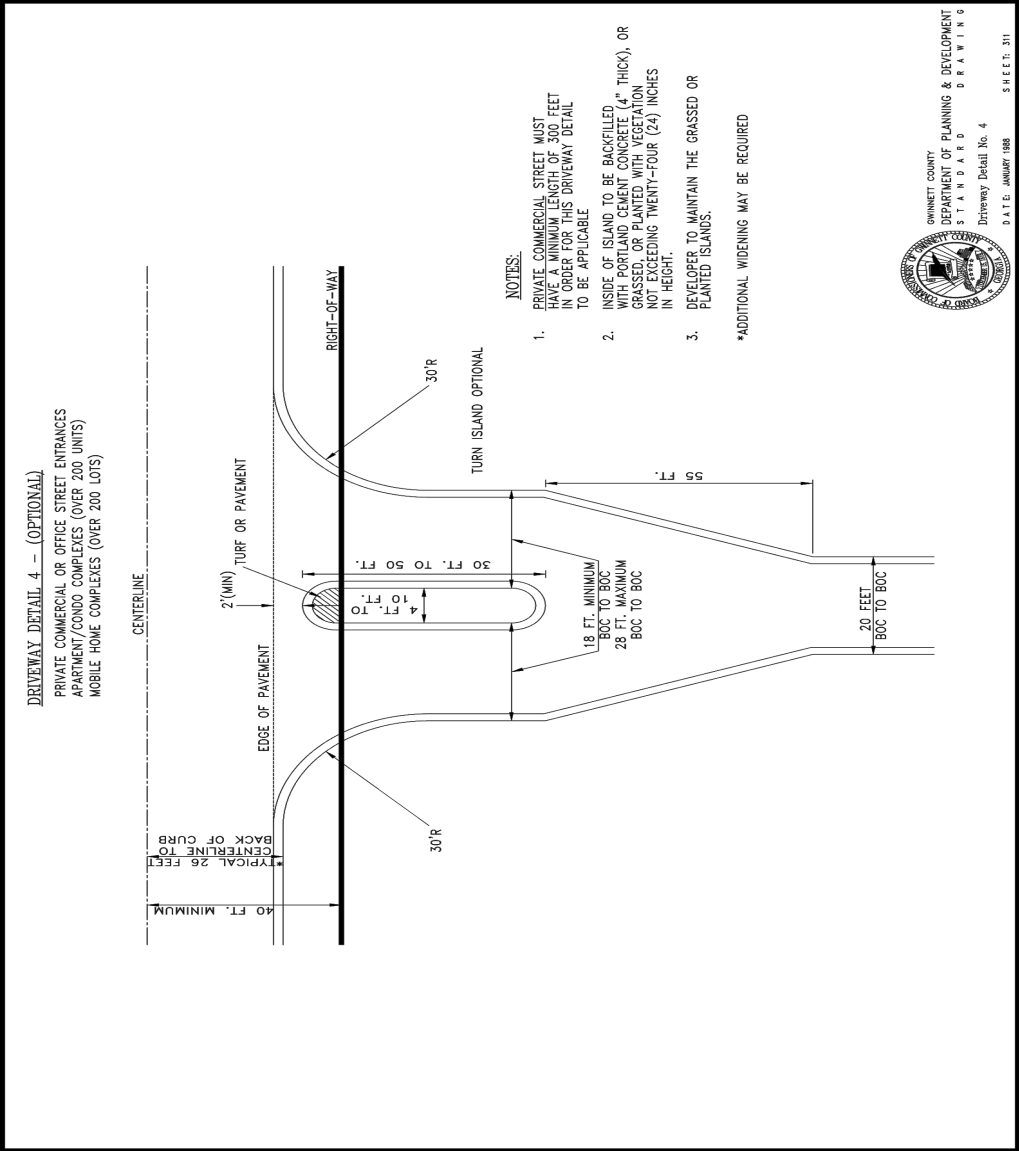


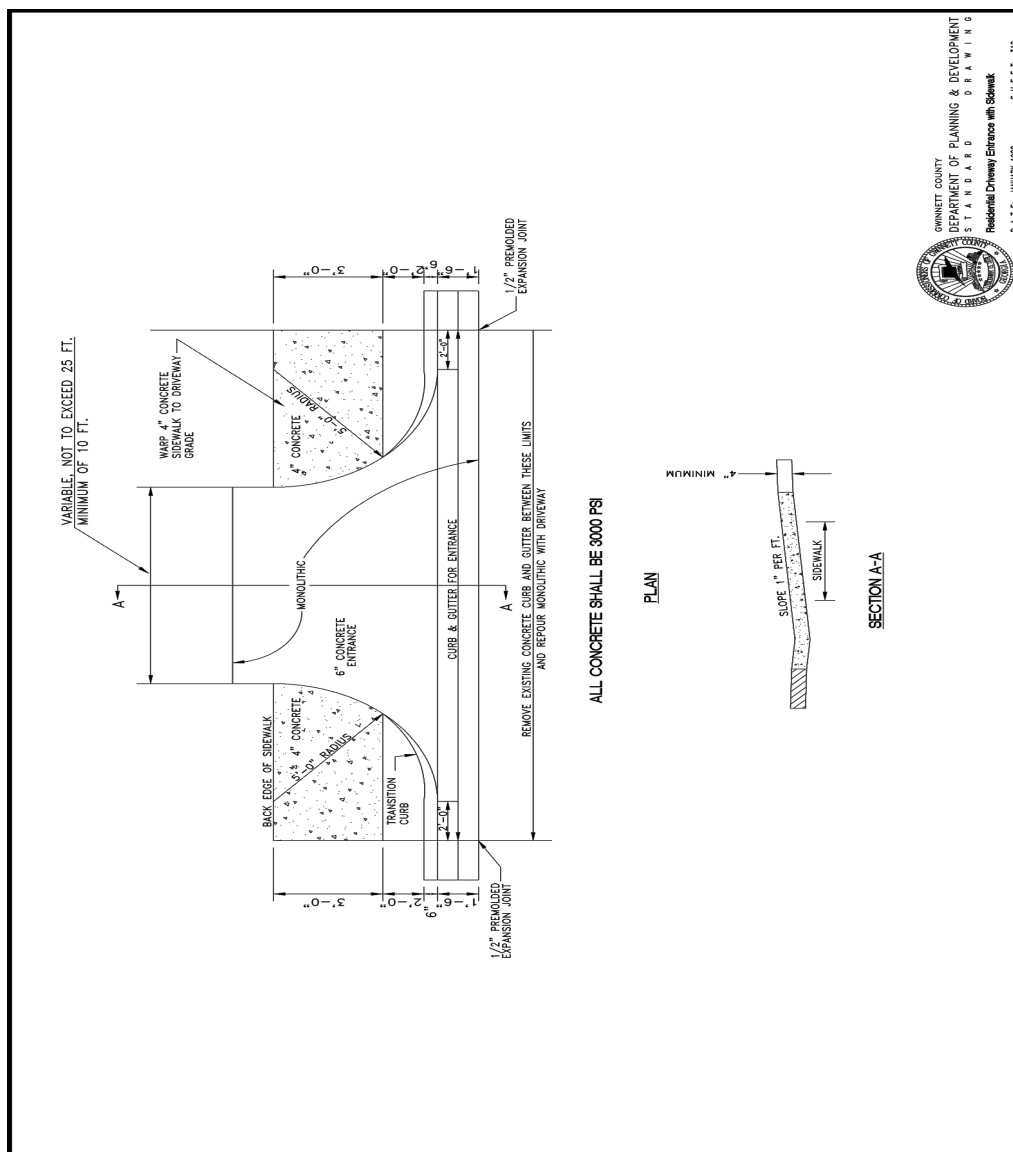


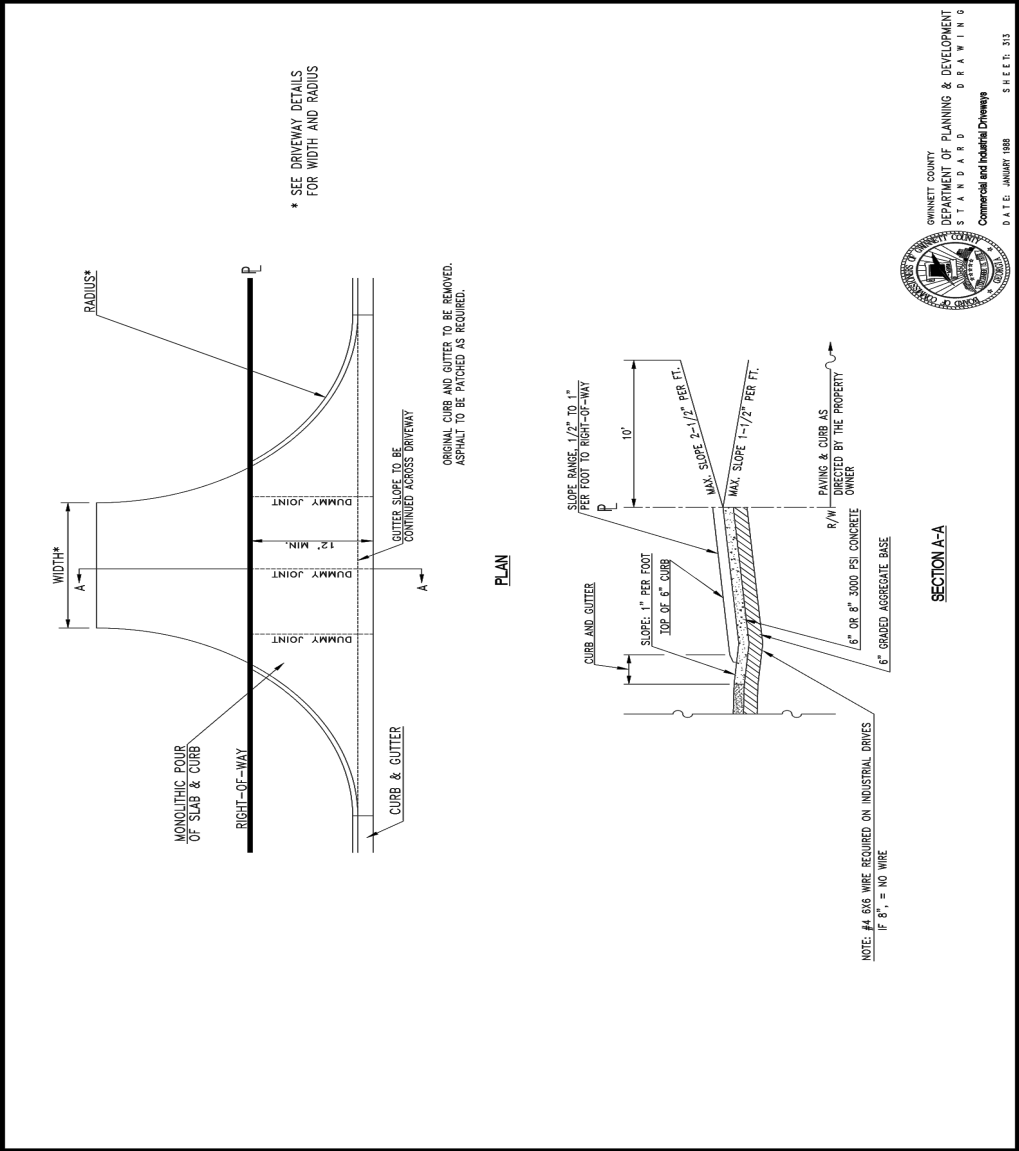




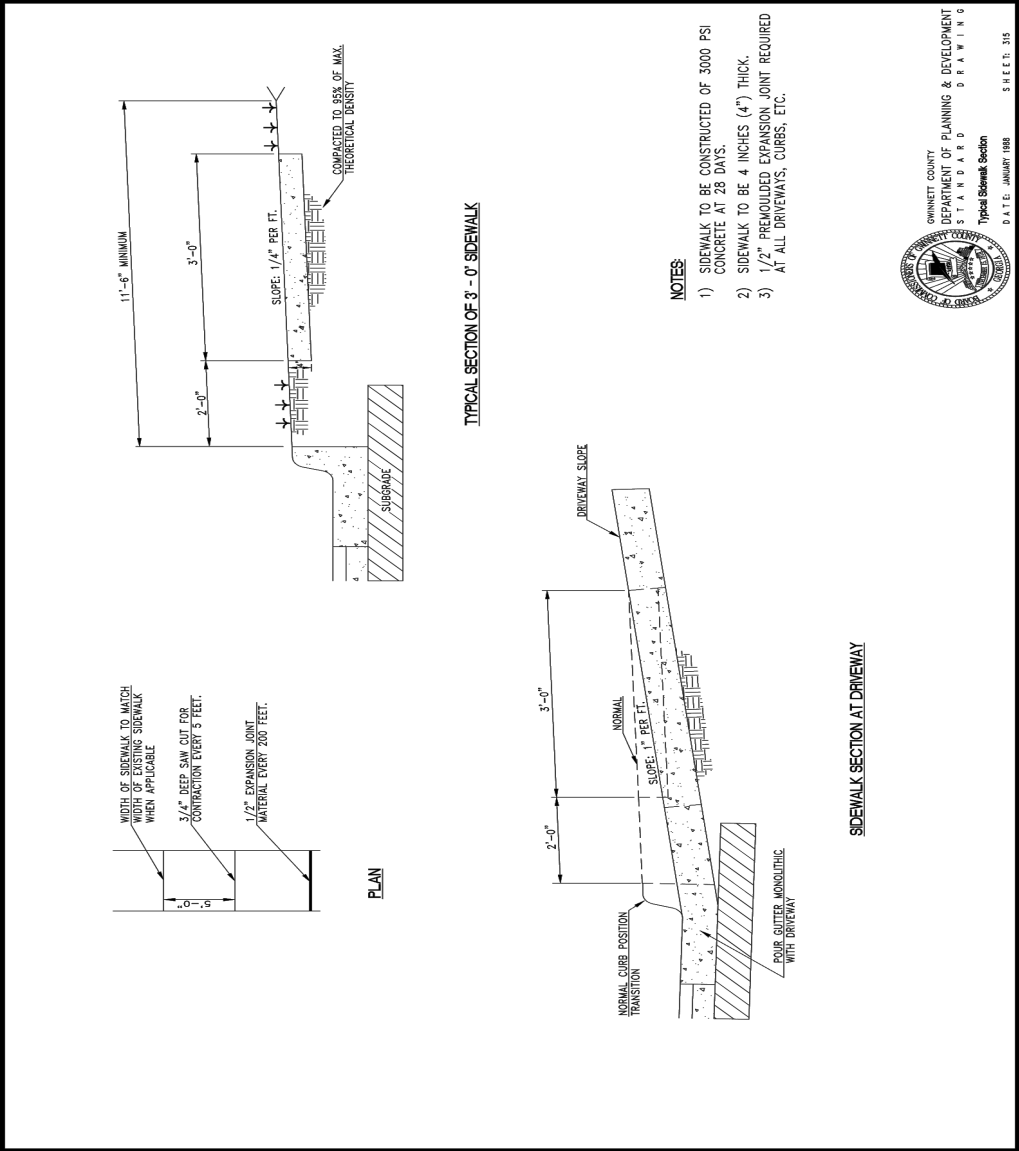


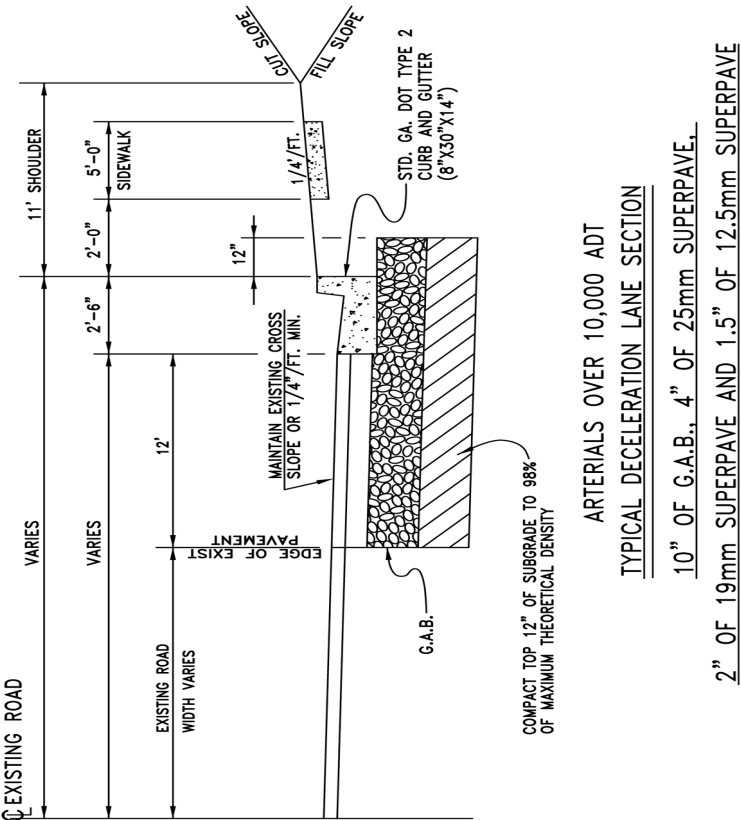






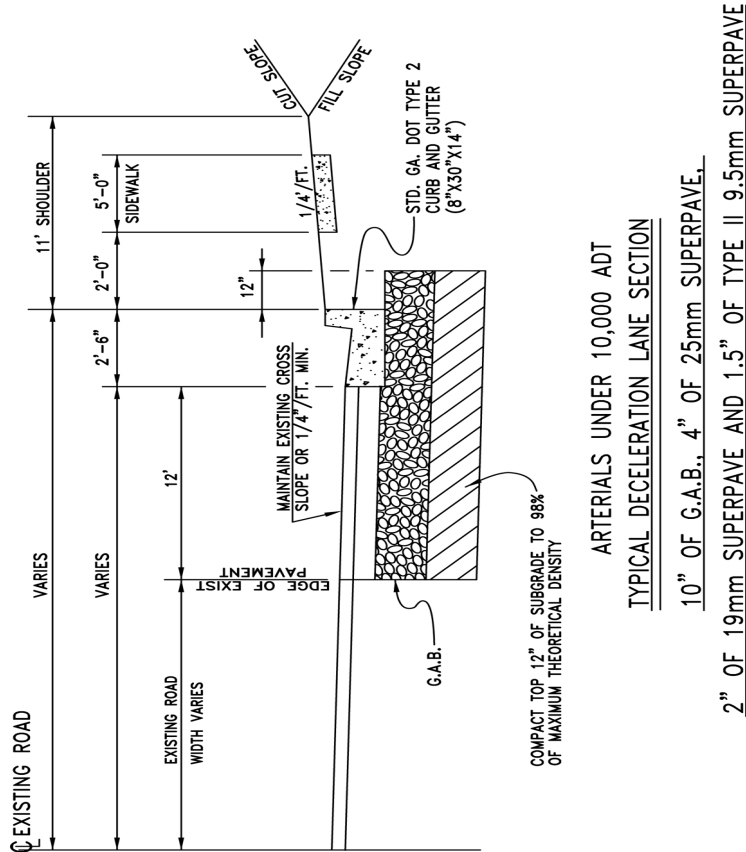






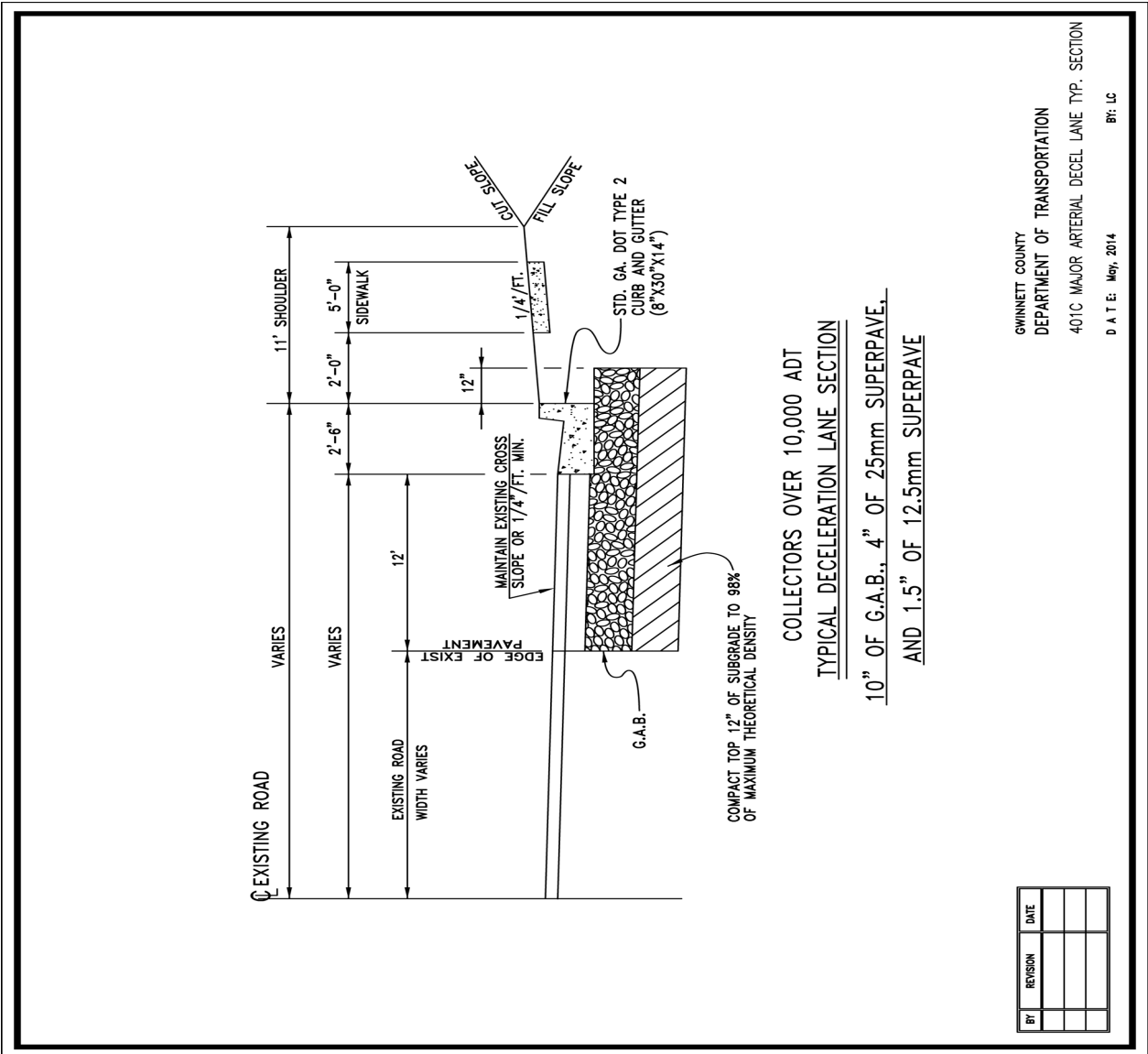
BY	REVISION	DATE

GWINNETT COUNTY  
DEPARTMENT OF TRANSPORTATION  
401A MAJOR ARTERIAL DECEL LANE TYP. SECTION  
D A T E: May, 2014  
BY: LC

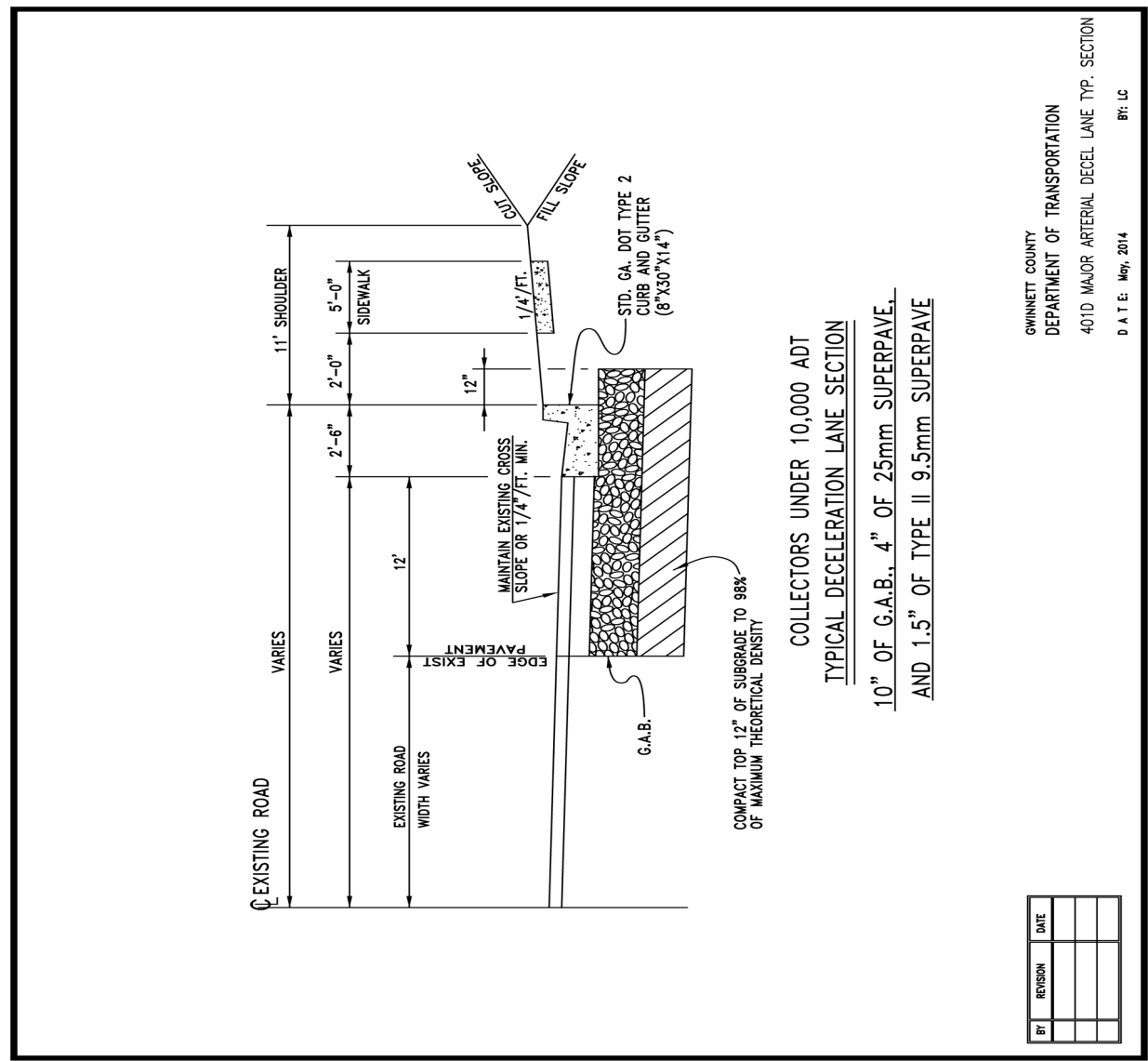


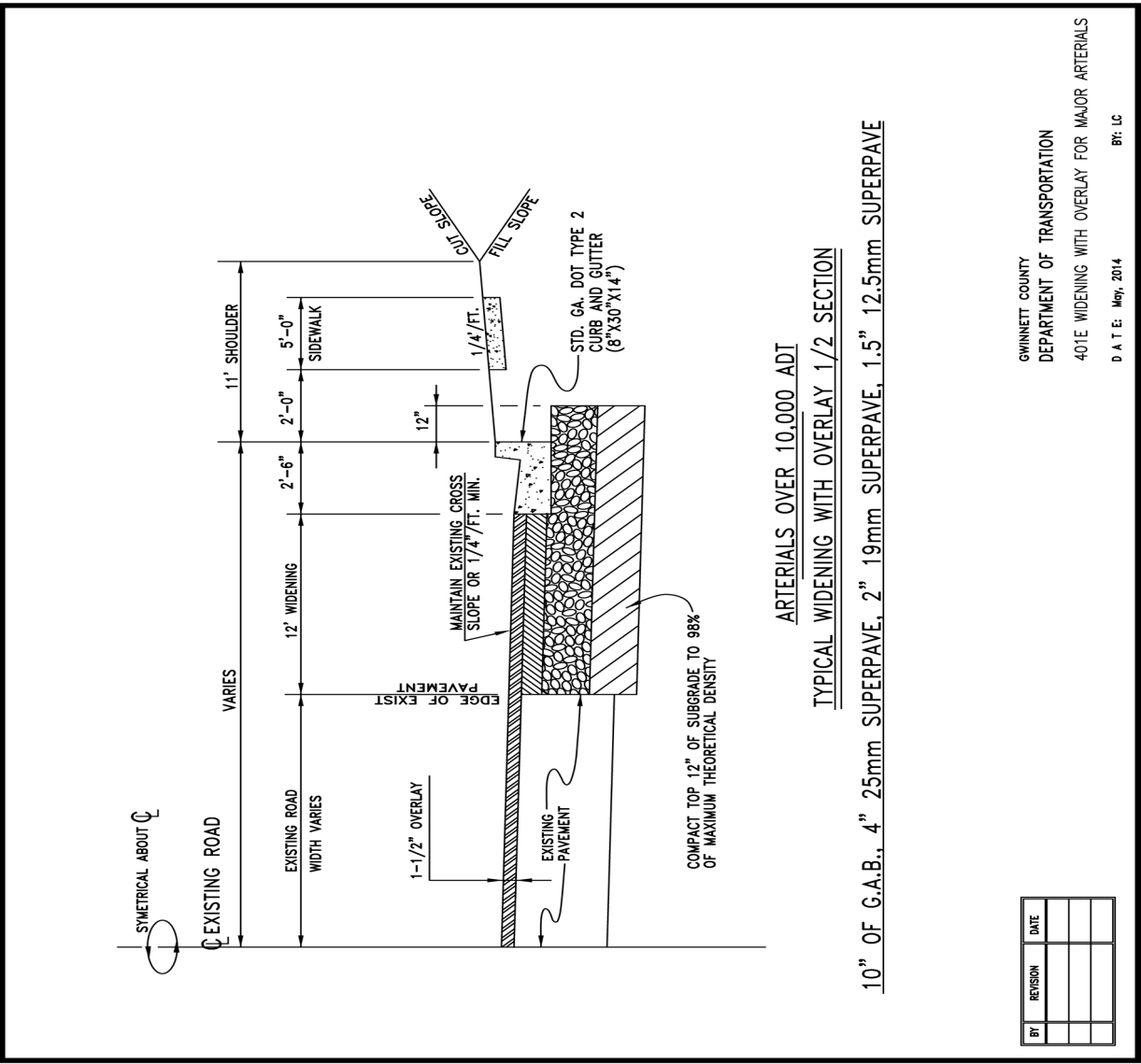
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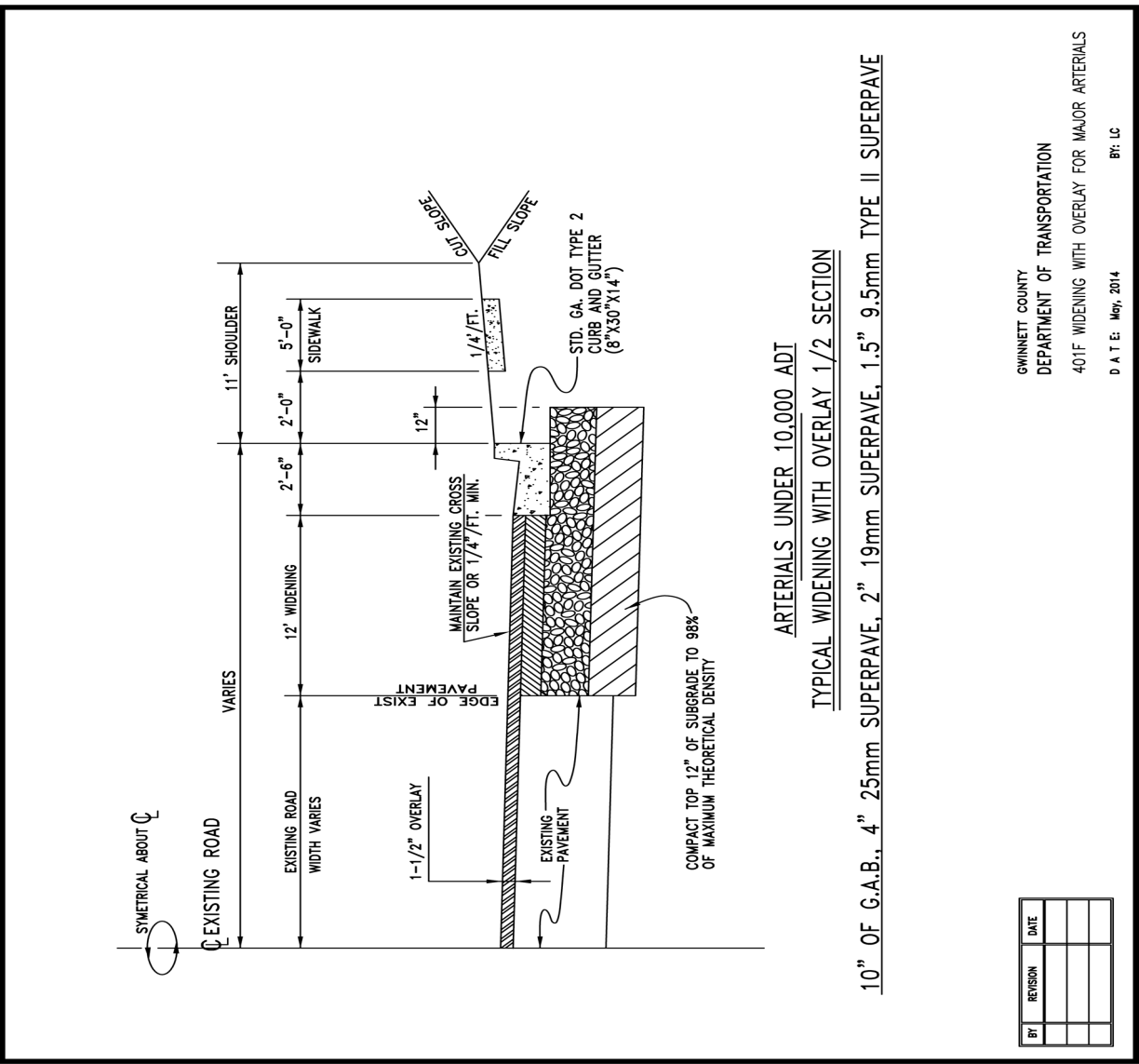
WINNETT COUNTY  
DEPARTMENT OF TRANSPORTATION  
401B MAJOR ARTERIAL DECEL LANE TYP. SECTION  
D A T E: May, 2014  
BY: LC

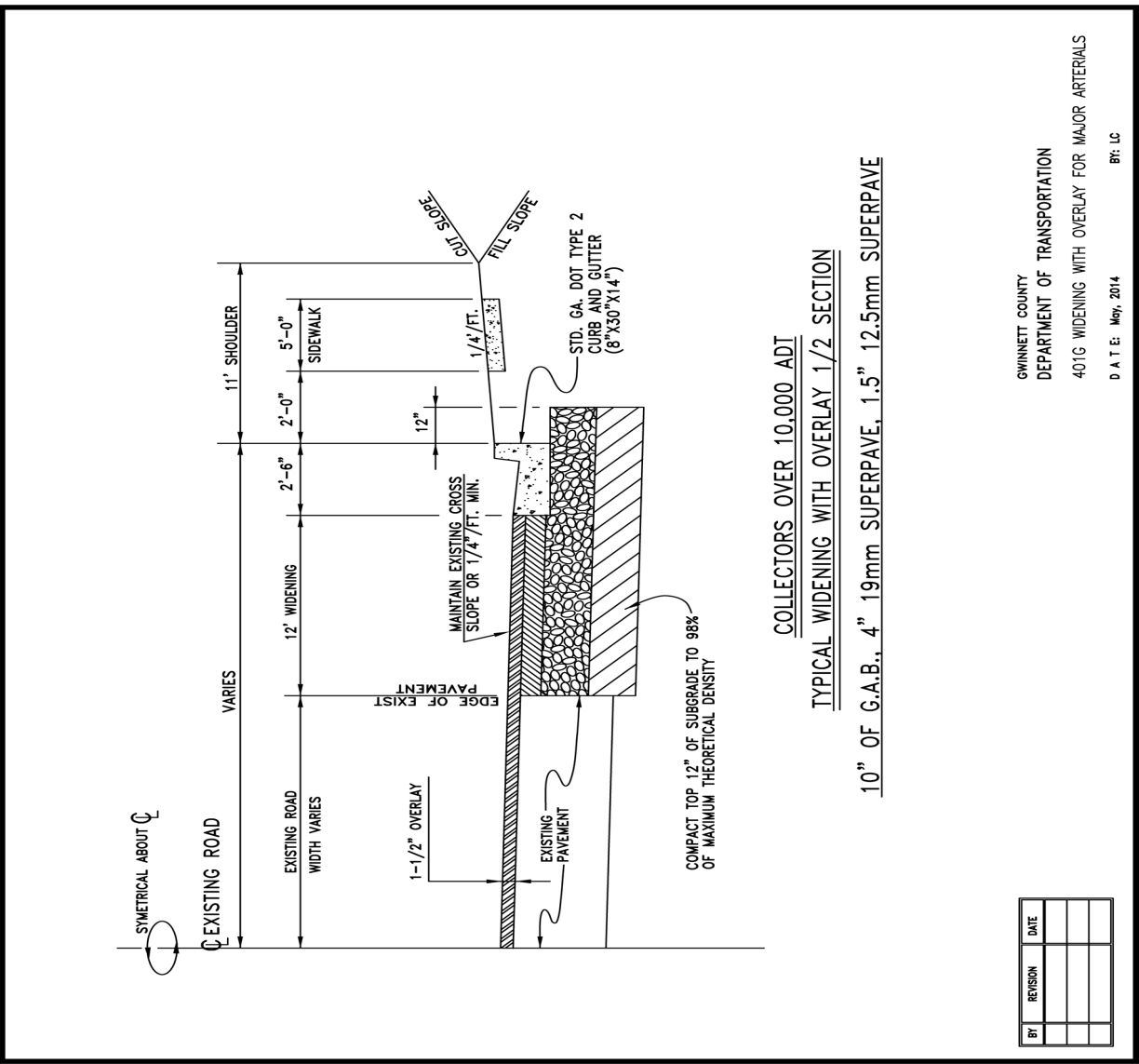


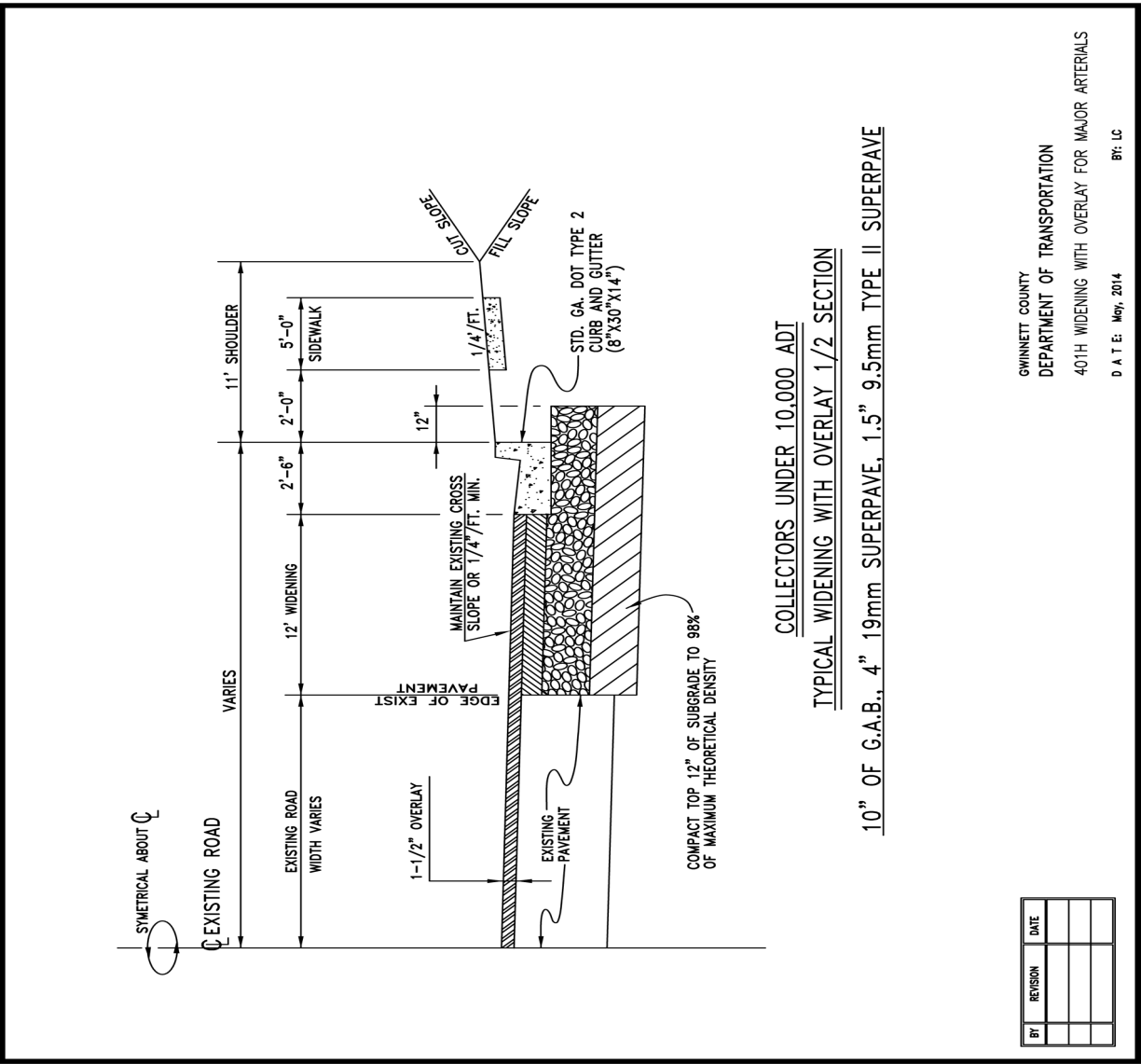






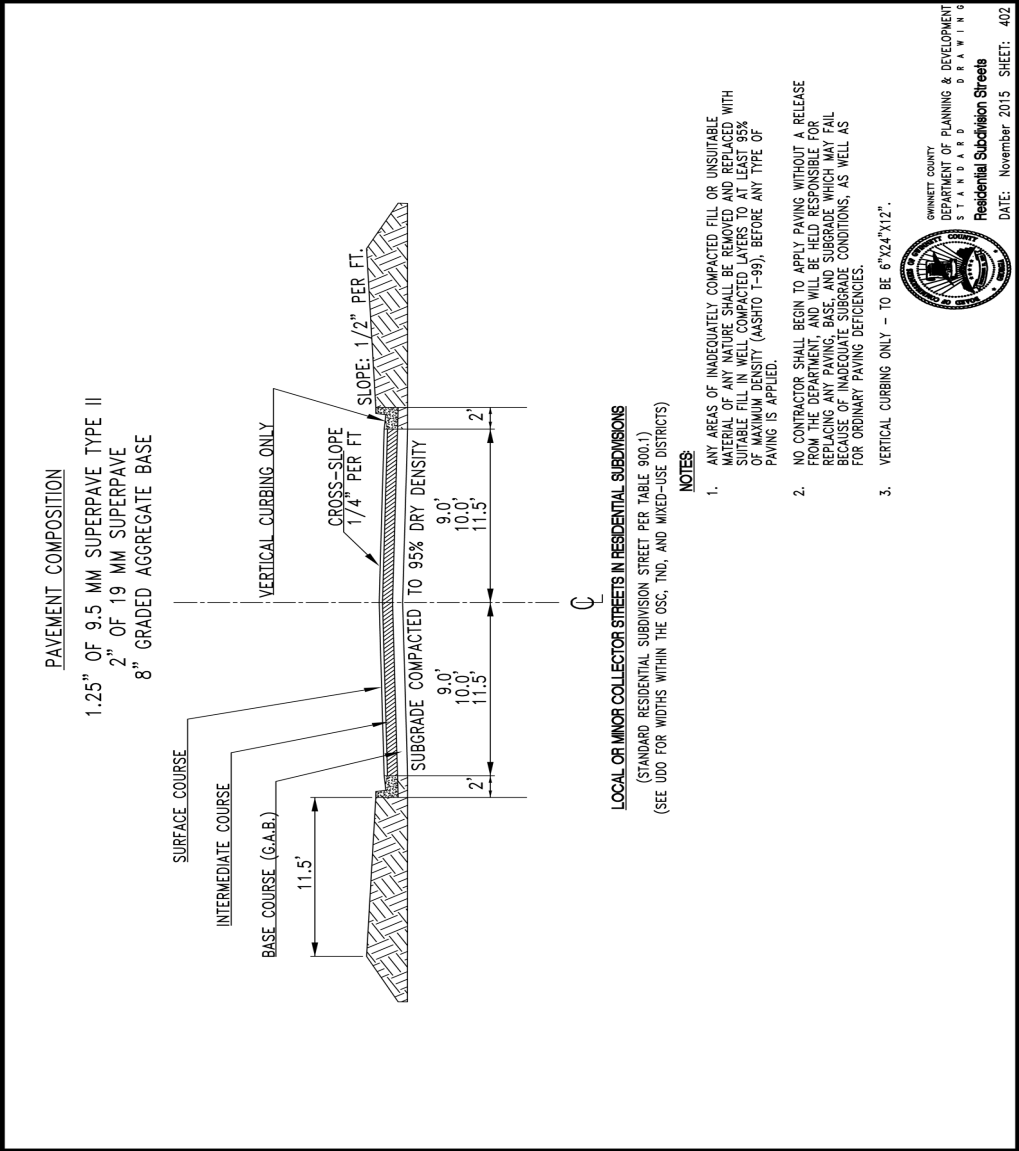


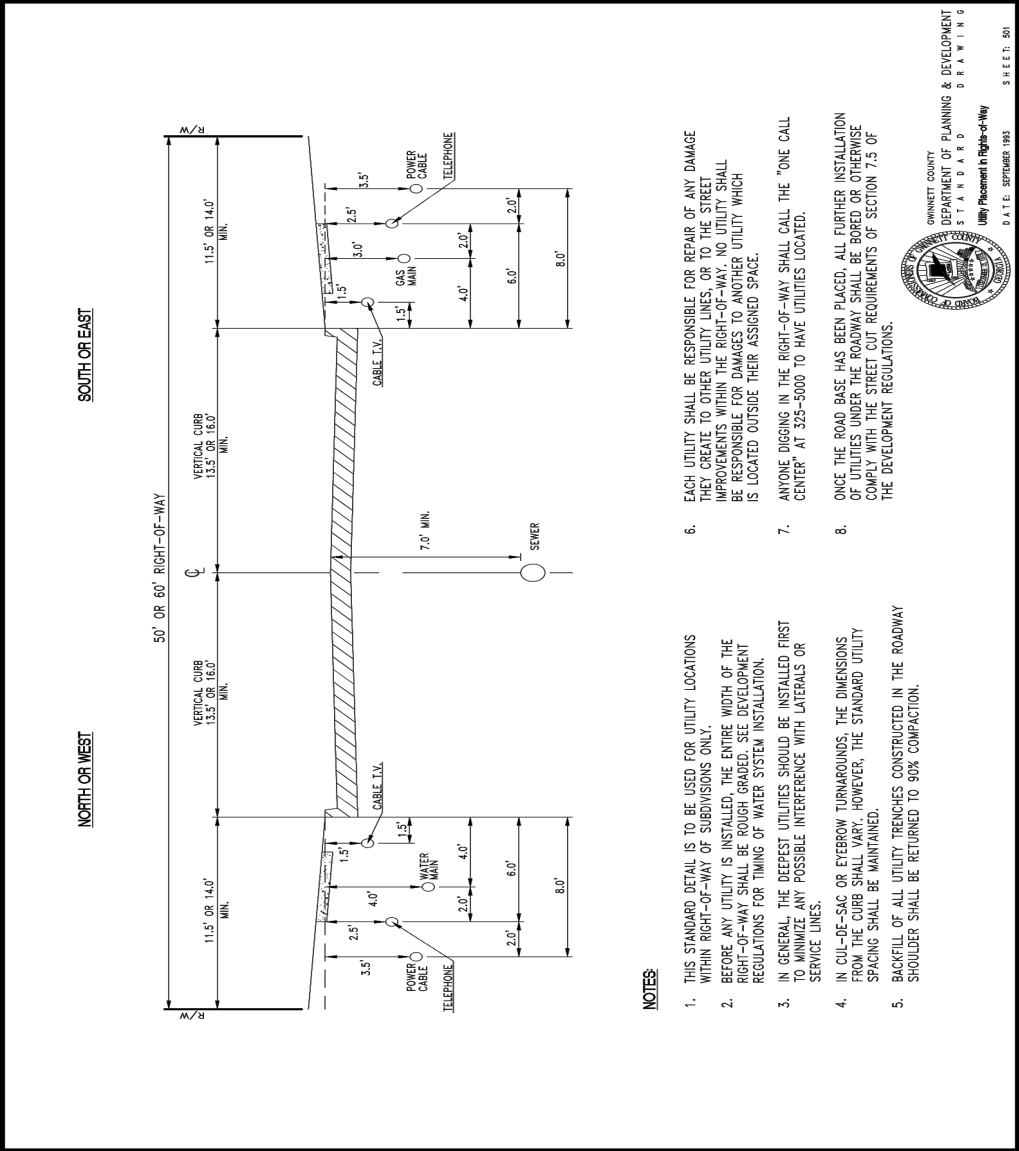


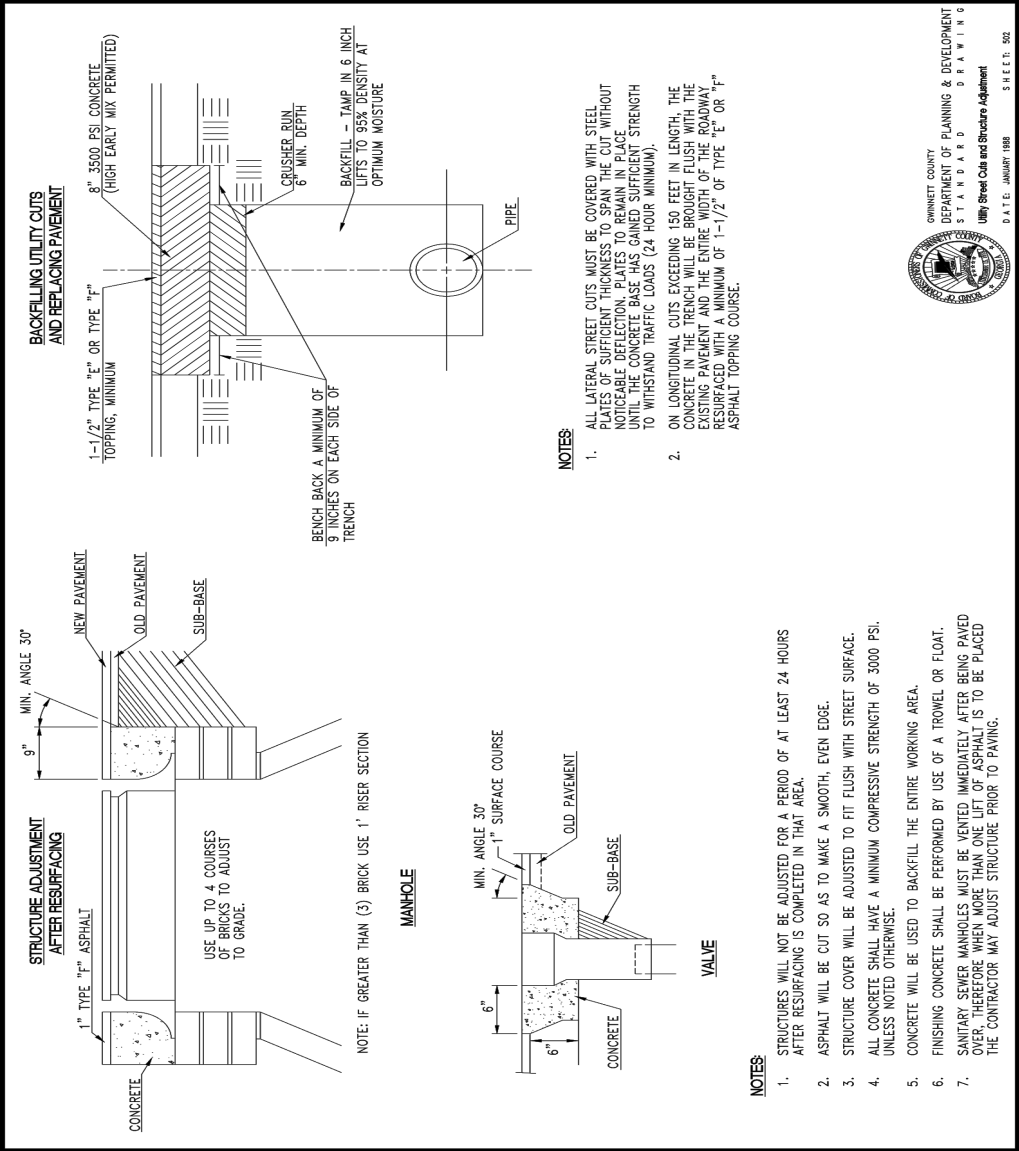


BY	REVISION	DATE

WINNETT COUNTY  
DEPARTMENT OF TRANSPORTATION  
401H WIDENING WITH OVERLAY FOR MAJOR ARTERIALS  
DATE: May, 2014  
BY: LC





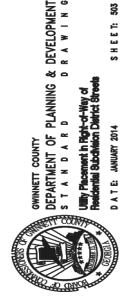


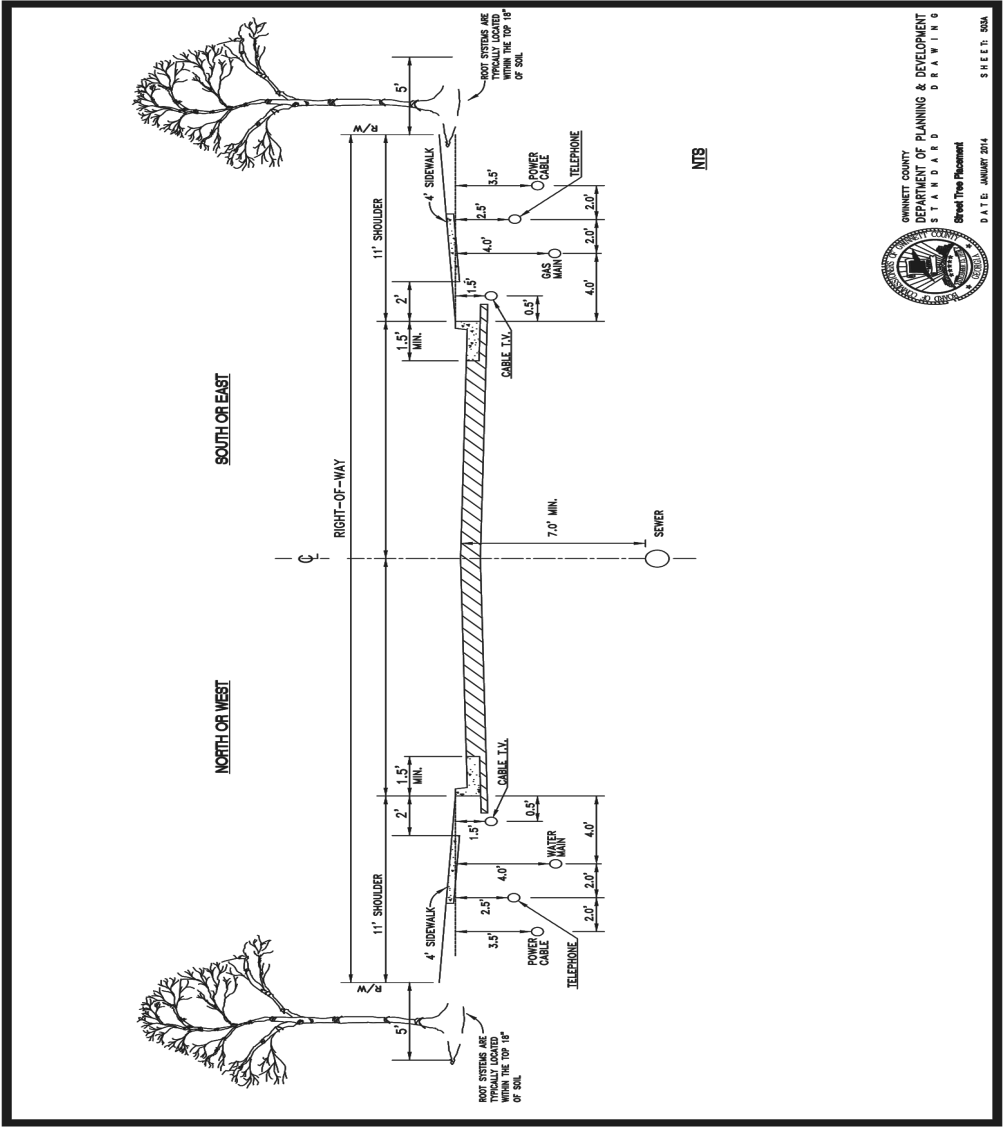




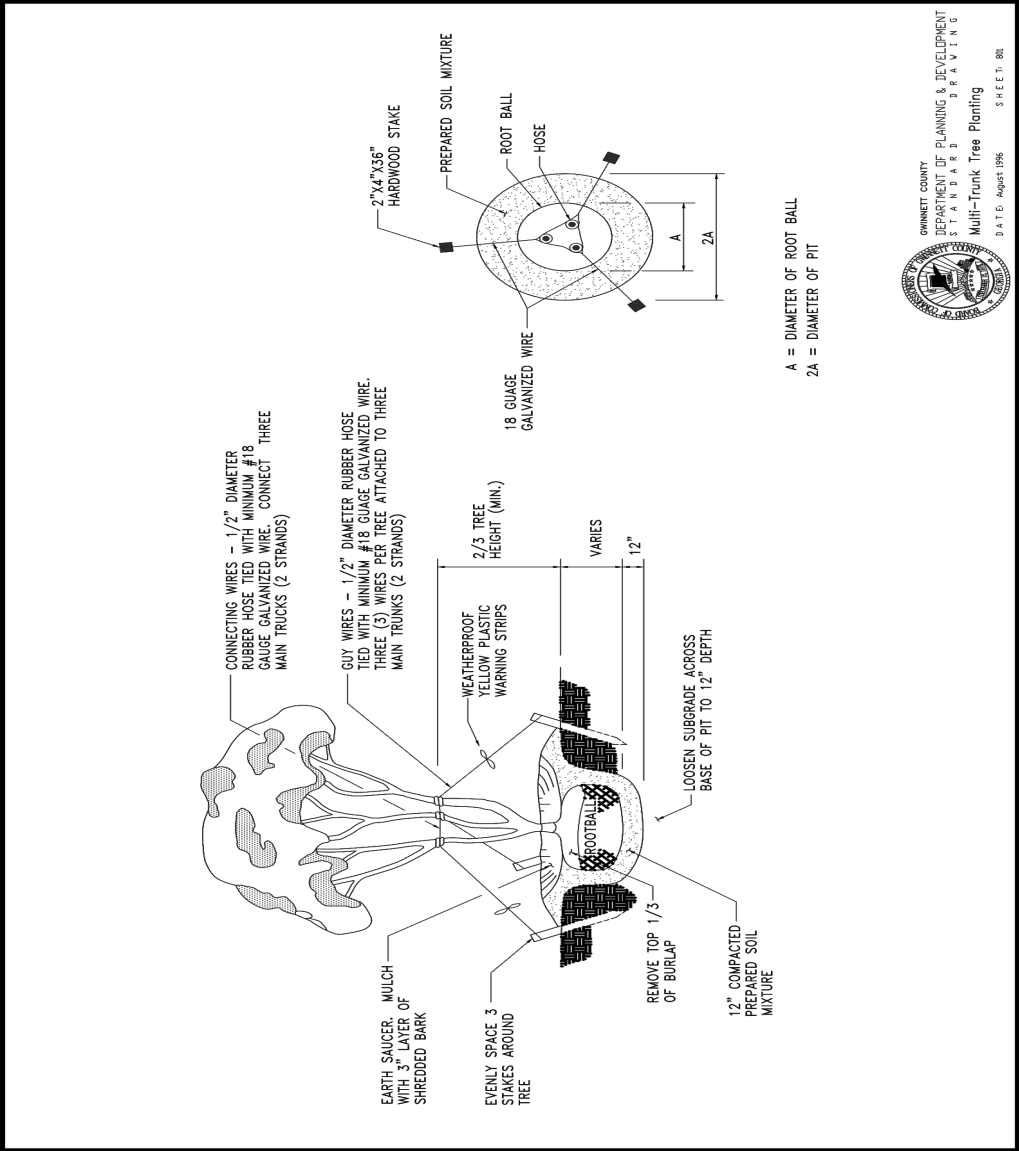
1. THIS STANDARD DETAIL IS TO BE USED FOR UTILITY LOCATIONS WITHIN RIGHT-OF-WAY OF RESIDENTIAL SUBDIVISION DISTRICT STREETS.
2. BEFORE ANY UTILITY IS INSTALLED, THE ENTIRE WIDTH OF THE RIGHT-OF-WAY SHALL BE ROUGH GRADED, SEE DEVELOPMENT REGULATIONS FOR TIMING OF WATER SYSTEM INSTALLATION.
3. IN GENERAL, THE DEEPEST UTILITIES SHOULD BE INSTALLED FIRST TO MINIMIZE ANY POSSIBLE INTERFERENCE WITH LATERALS OR SERVICE LINES.
4. IN CUL-DE-SAC OR ENDORROW TURNAROUNDS, THE DIVERSIONS FROM THE CURB SHALL VARY. HOWEVER, THE STANDARD UTILITY SPACING SHALL BE MAINTAINED.
5. BACKFILL OF ALL UTILITY TRENCHES CONSTRUCTED IN THE ROADWAY SHOULDER SHALL BE COMPACTED TO 95% (MIN.) OF MAXIMUM DENSITY.
6. EACH UTILITY SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE THEY CREATE TO OTHER UTILITY LINES, OR TO THE STREET IMPROVEMENTS WITHIN THE RIGHT-OF-WAY. NO UTILITY SHALL BE RESPONSIBLE FOR DAMAGES TO ANOTHER UTILITY WHICH IS LOCATED OUTSIDE THEIR ASSIGNED SPACE.
7. ANYONE DIGGING IN THE RIGHT-OF-WAY SHALL CALL THE UTILITIES PROTECTION CENTER OF GEORGIA AT 1-800-282-7411 (METRO-ATLANTA AREA: 770-623-7411) TO HAVE EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION.
8. ONCE THE ROAD BASE HAS BEEN PLACED, ALL FURTHER INSTALLATION OF UTILITIES UNDER THE ROADWAY SHALL BE BORED, OR OTHERWISE COMPLY WITH THE STREET CUTOVER REQUIREMENTS OF SECTION 7.5 OF THE DEVELOPMENT REGULATIONS.

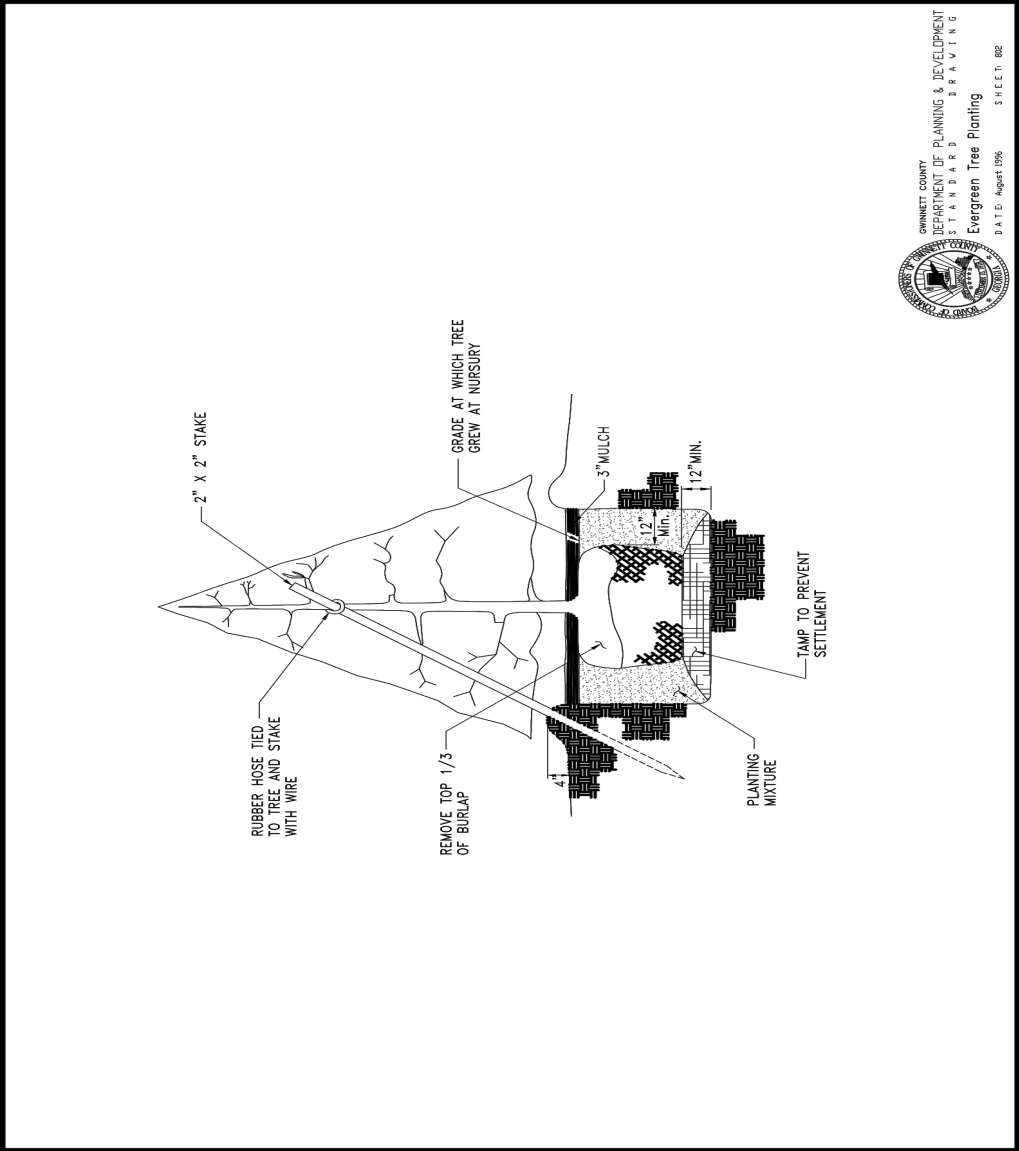
NTS

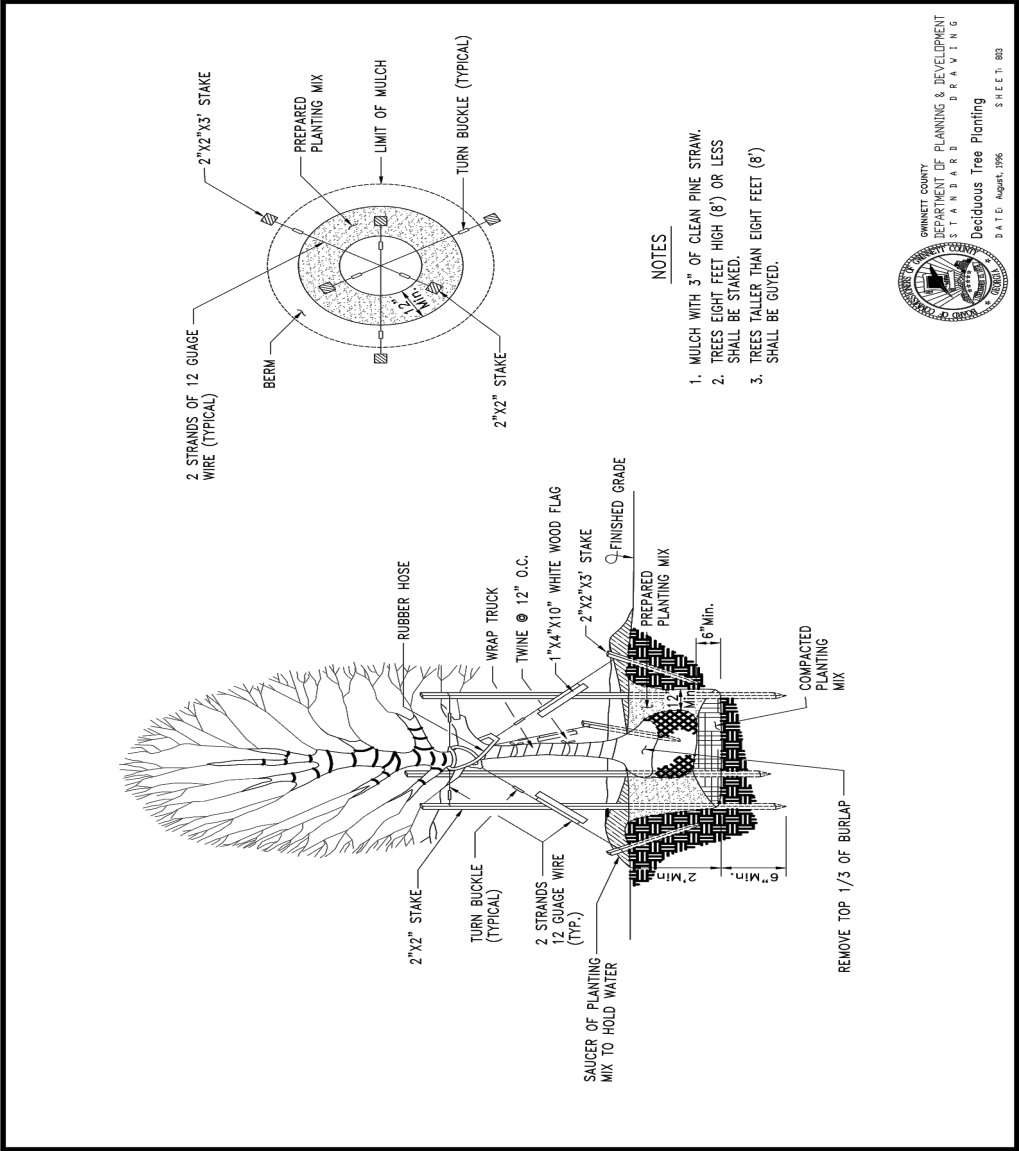


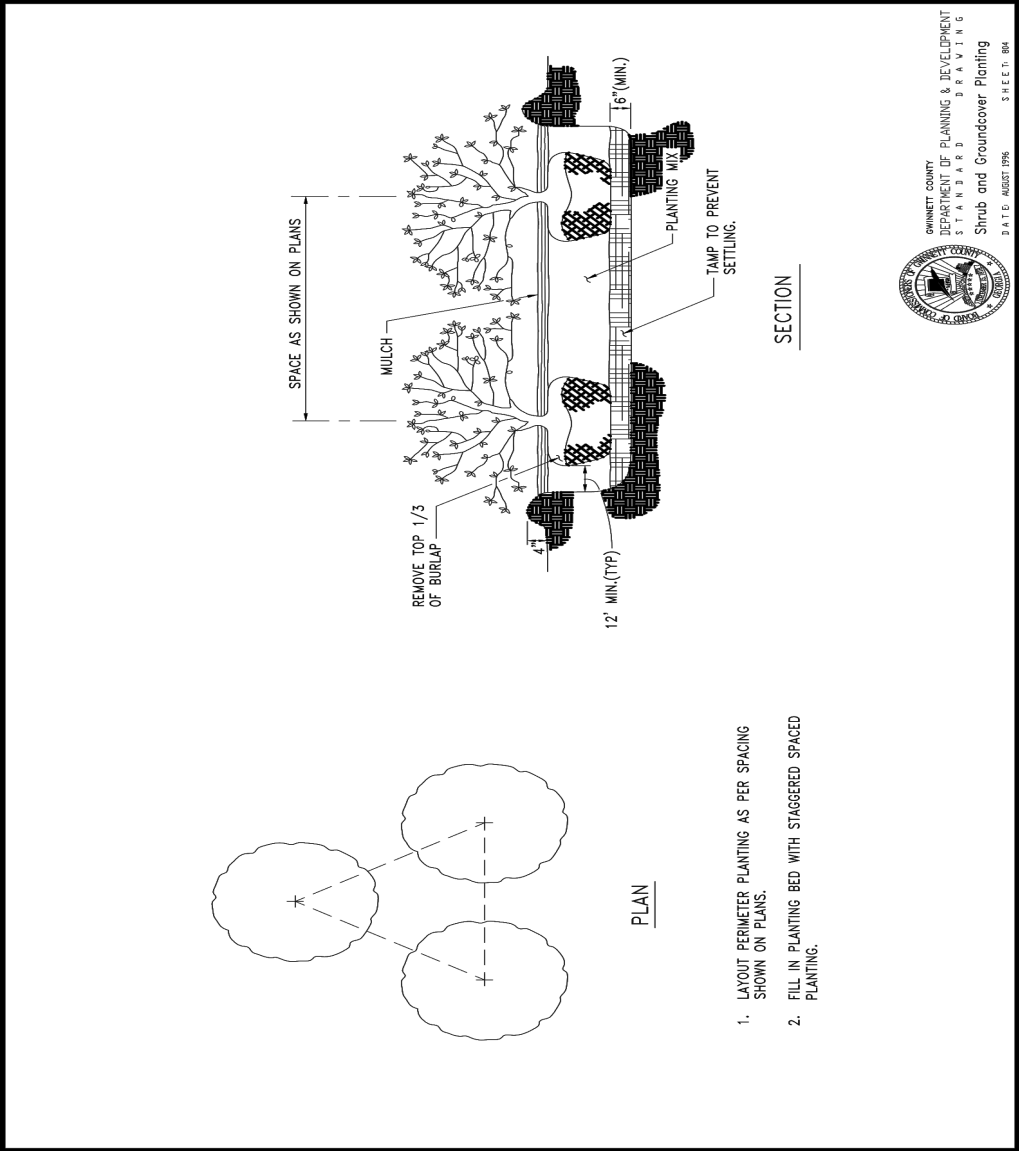


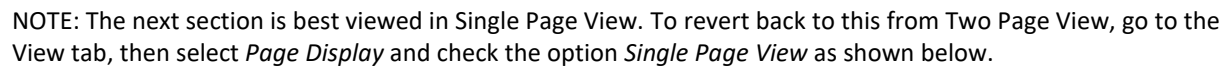
OWENETT COUNTY  
DEPARTMENT OF PLANNING & DEVELOPMENT  
STANDARD DRAWING  
Street Tree Placement  
DATE: JANUARY 2014  
SHEET: 300A



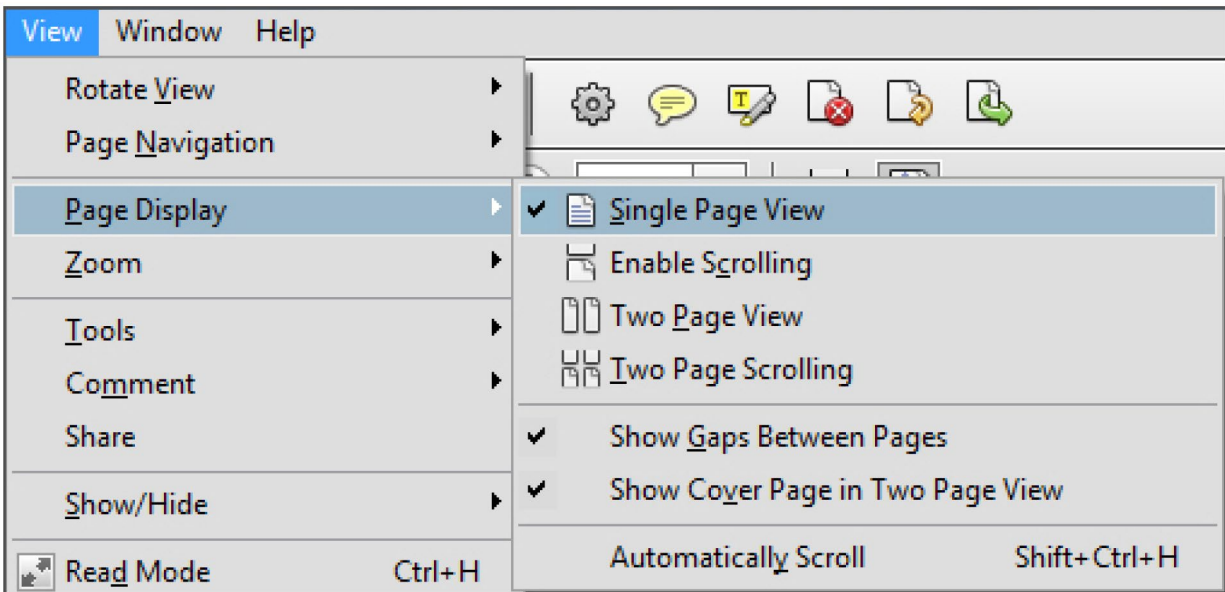








## UDO Appendix



(Ord. No. UDOA2014-00001(GCID No. 2014-0548), 7-22-14; Ord. No. UDOA2019-00005(GCID2019-0295) , Exh. A, 3-19-2019)



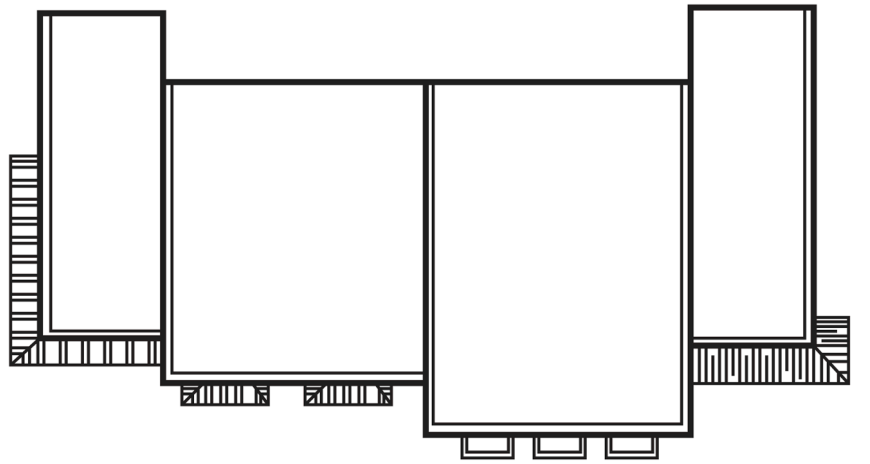
## Appendix Section 2.0: Design Guidelines

### General Design

#### Building Facade Materials and Modulation

##### Plan

- Modulate building façade setbacks with a variety of dimensions and feature elements such as colonnades.



##### Elevation

- Buildings 3 stories or less shall incorporate cornices that project horizontally a minimum of 1 foot and extending across the entire façade.
- Changes in building material and color shall be incorporated.
- Street level: Articulate façade with large windows and distinctive entrances.



#### Architectural Design For Multi-Story Buildings

**The following design guidelines should be considered when designing multi-story buildings:**

- Create unique iconic features at building corners such as towers and balconies.
- Building facades shall be varied via offsets and recesses to avoid creating a heavy monolithic appearance.
- Ground floors shall be distinguished through façade projections, recesses, and change of materials and color that will differentiate building elevations.
- Ground floors shall incorporate large frequent window articulations.
- Changes in building material, texture, and color shall be incorporated.



**Architectural Entry Features**



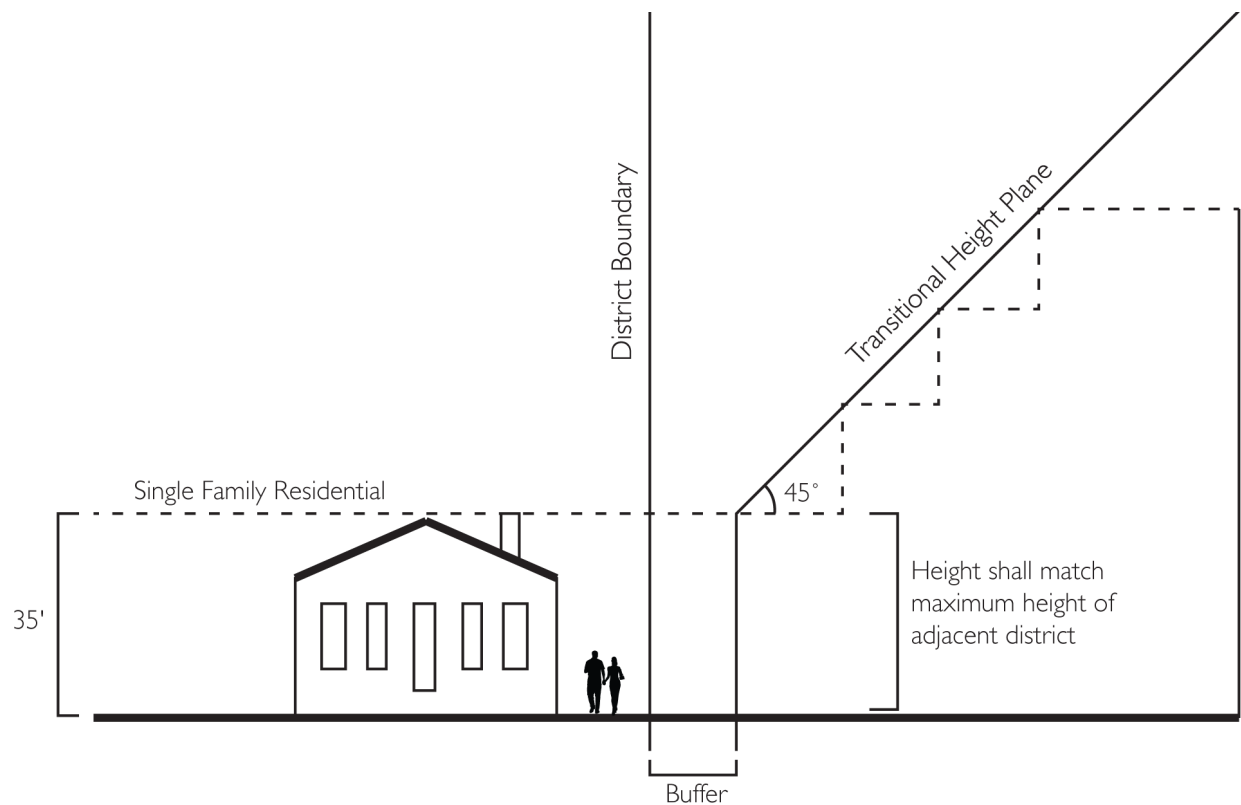
**The following architectural entry features should be considered when designing commercial buildings:**

- Incorporate height variations to distinguish entry features
- Incorporate projections, roof overhangs, canopy structures, and awnings to distinguish entry features
- Changes in building material, texture, and color to distinguish entry features.
- Incorporate unique window and door features to provide entry identity.
- Incorporate offsets and recesses to distinguish entry features.



Height Transitions

Transitional Height Plane



**Internal Height Transitions**

Avoid drastic changes in building and cornice heights along shared façades



**Multifamily Residential**

The following architectural and site design guidelines are laid out to ensure well-designed and well-constructed multifamily development that enhances the quality of life in the surrounding community and provides a variety of quality housing options to current and future residents.

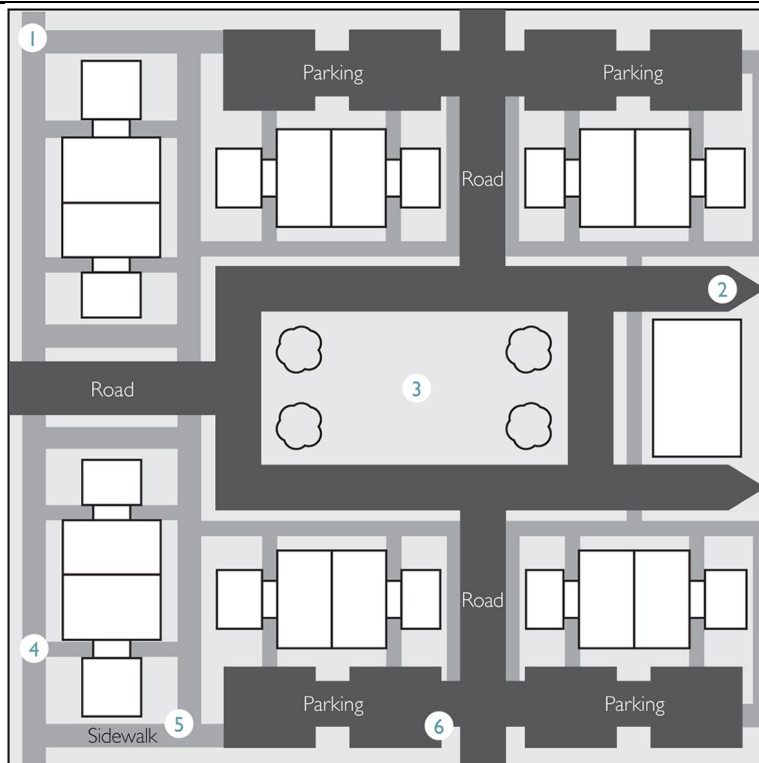
**Typical Multifamily Building Elevation**



- Multifamily buildings encouraged to be designed with a pitched roof (see 3.8 for roof guidelines.)
- Common entrances and breezeway entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal or arbor/trellis.
- Front, sides, and rear facades shall be finished with a minimum of 50 percent brick or stone finish on each elevation.

### Typical Site Layout For Multifamily Residential

1. Provide pedestrian connections within and beyond the development.
2. Provide potential future connections to adjacent sites or parallel roads.
3. Organize buildings around park to create more park views and provide more natural security
4. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
5. Buildings should be used to screen the parking areas from view.
6. Break up parking lots to avoid large areas of asphalt.



### Attached Single-Family Residential

#### Typical Attached Single-Family Building Elevation

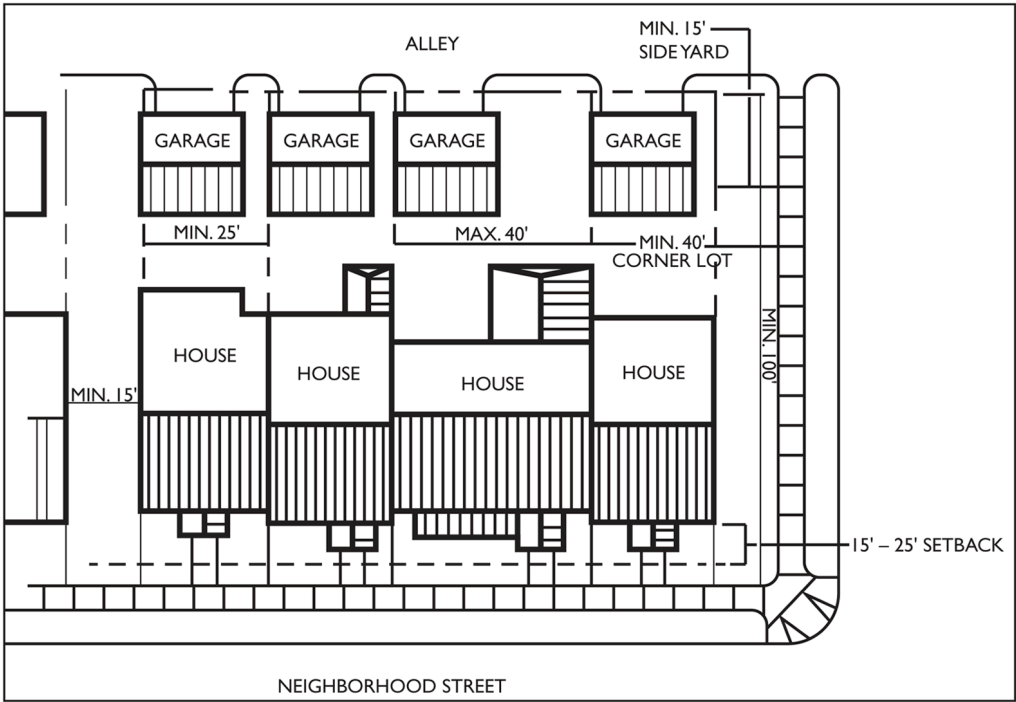




- Buildings shall be designed with a pitched roof (see 3.8 for roof guidelines)
- Front, sides, and rear facades shall be finished with a minimum of 50 percent\* brick or stone finish on each elevation

\* Required percentage of brick or stone finish varies by zoning district.

Typical Site Layout For Attached Single-Family Residential

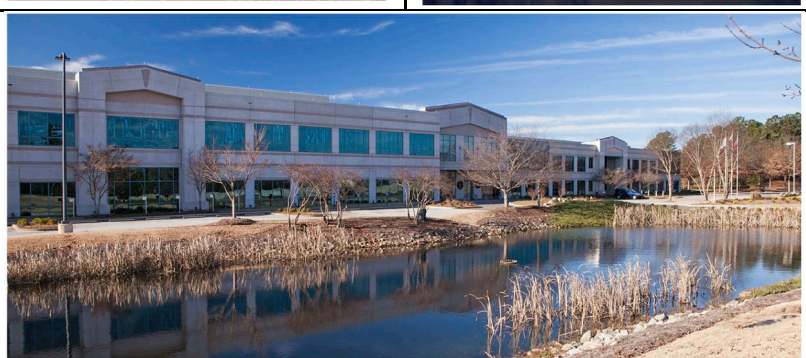
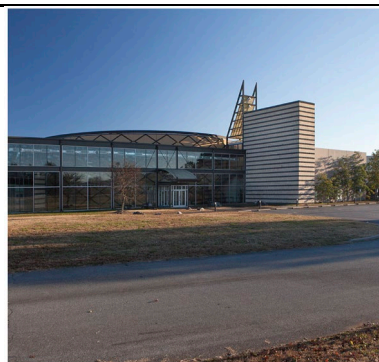


- Building front façade changes in setback are encouraged.

Industrial Building Facades

The following design guidelines should be considered when designing industrial buildings:

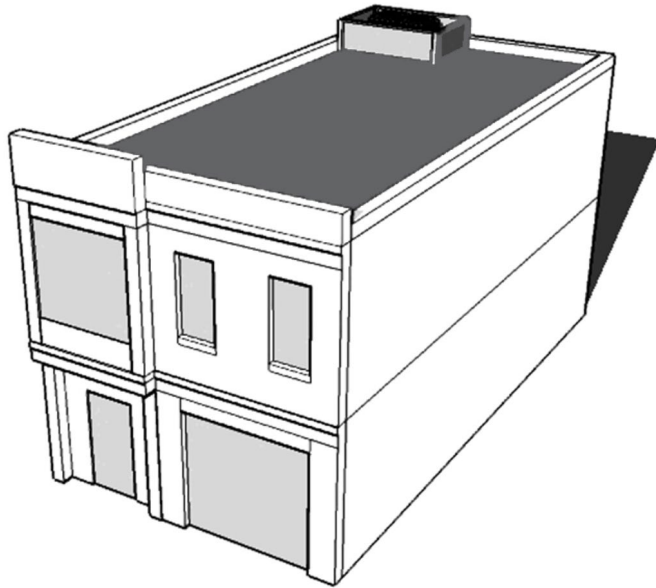
- Articulate facades to provide a consistent visual effect that is consistent with the character and scale of the area.
- Elevations visible to public view shall reflect the overall design, colors and textures used on the front façade.
- Design multi-building projects to include consistent design elements throughout the project.
- Incorporate clearly defined public and employee entrances.
- Incorporate canopies, porticoes, and peaked roof features.
- Varied parapet elevation height changes.
- Entrance framed by outdoor pedestrian features or enhanced landscaping.
- Incorporate architectural details such as façade articulation that includes changes in color and materials.
- Incorporate integral planters in the outdoor pedestrian areas.



## Roof Treatments

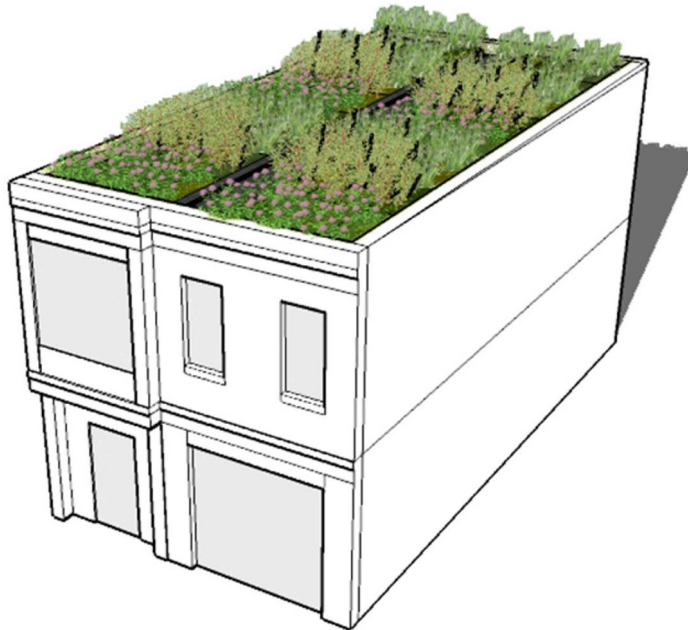
### Flat Roof

- Flat roof buildings shall incorporate articulated parapets or facade projections every 100 feet. Parapets should be a minimum of 1' in height. Vary building and cornice heights along long facades, but avoid drastic changes - generally no more than 20 feet or two stories.



#### Green Roof

- Flat roofs with live vegetative planting visible from ground views may be substituted for articulated parapets or pitched roofs.

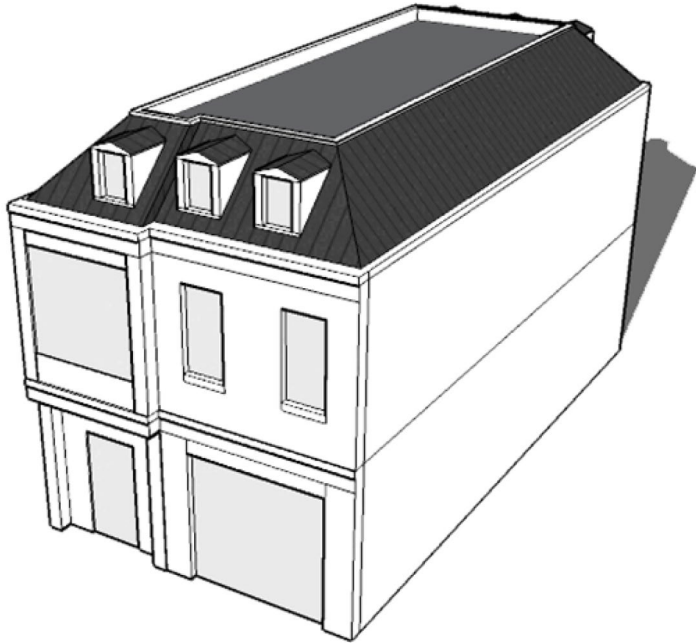


#### Mansard Roof

- Pitched roofs may have a flat roof well located in the central

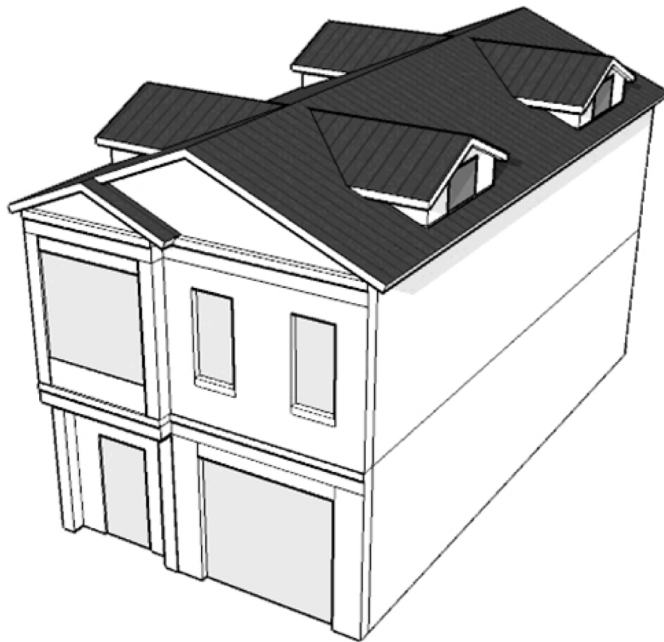


area of the roof, not to exceed 50 percent of the total roof area. The height of the partial (mansard) roof profile should be equal in ridge height to the design height of a fully pitched roof.



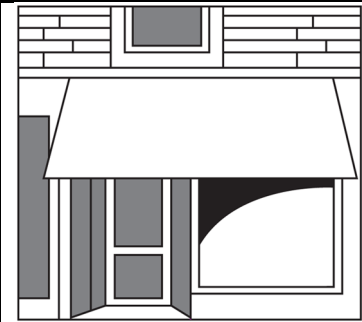

#### Pitched Roof

- Fully pitched roofs require a minimum slope of 4 feet in every 12 feet. Roof eaves must overhang 1 foot at minimum. Roofing material is limited to seam metal, slate, tile, or architectural shingles. Roof must be articulated every 100 feet. Incorporate features such as roof eave height changes, towers, spires, cupolas, dormers, and/or gables.



#### Awning/Canopy Design

##### Awnings

<ul style="list-style-type: none"><li>• The scale of the awning, i.e., height, length, depth, and overall bulk shall be compatible with the building storefront or entry.</li><li>• Awnings shall not be made of shiny, high gloss, or translucent materials.</li><li>• Awnings shall not cover distinctive architectural features of the building façade.</li></ul>		
	<b>Discouraged:</b> higher awnings that cover signage or architectural features	<b>Encouraged:</b> awnings that highlight signage and enhance building

Canopies

- Canopies shall be compatible in material, color, and construction to the style of the building.
- Canopy roof and column material and design shall compliment the main building design.

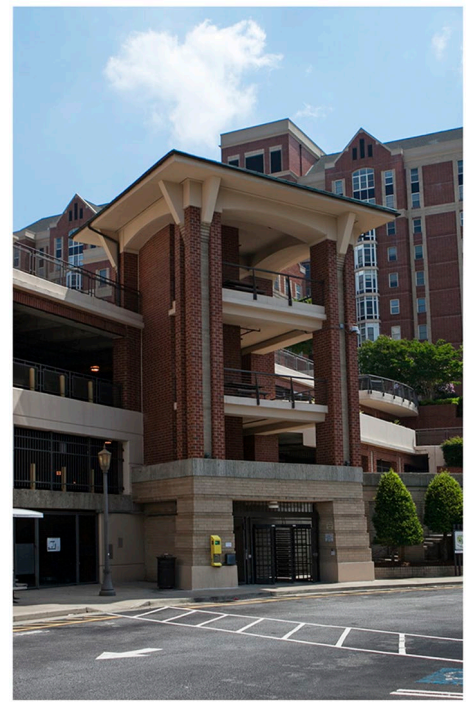


Parking Decks: Architectural Features and Screening



**The following design guidelines should be considered when designing parking deck facades:**

- Front, sides and rear facades shall opacified glass, brick, stone, stucco/EIFS, and/or architectural pre-cast concrete that relates to the finishes of the adjacent primary building.
- The parking deck entrance shall incorporate a brick and/or stone entrance feature.
- The first level of parking that is adjacent to public or private streets shall incorporate a full-height screen utilizing opacified glass, brick, stone, false windows, decorative grills, and/or dense vegetative screening.
- Facades facing public streets or driveways shall incorporate landscape areas immediately in the front of the parking structure.



**Landscape and Plaza Design**

**Multifamily Residential**



- Vary heights, sizes and types of plant materials around the building foundation area.
- Create focal cluster groups of plants adjacent to the building entry points.
- Incorporate perennials and annuals to add color.






#### Commercial/Office

- Screen service areas with large evergreens.
- Vary heights, sizes and types of plant materials around the building foundation area.
- Create focal cluster groups of plants adjacent to the building entry points.
- Incorporate perennials and annuals to add color.



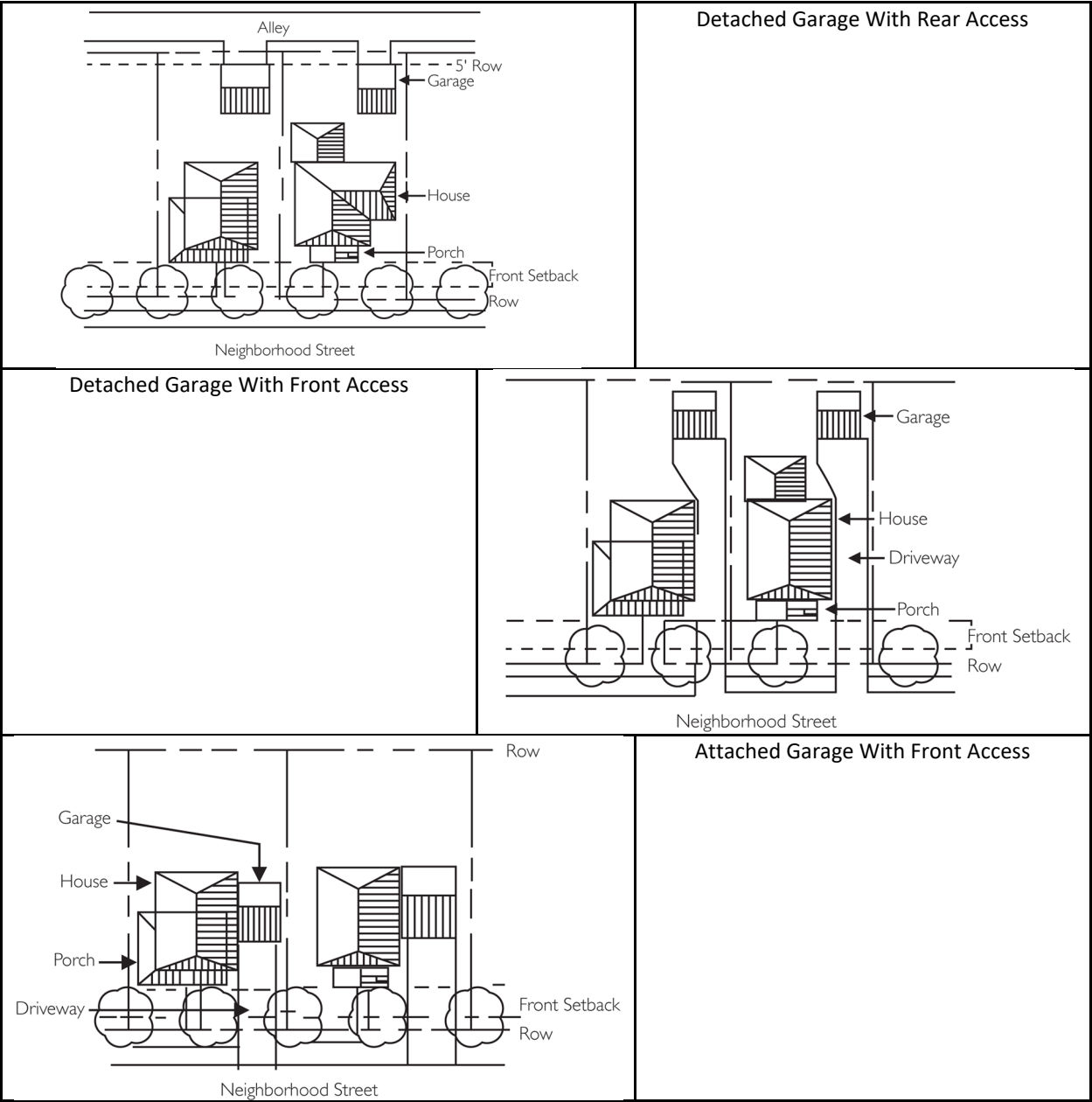
#### Ground-Level Utility Equipment and Dumpster Screening

Utility equipment screening

<ul style="list-style-type: none"> <li>• Utility equipment such as HVAC and other mechanical equipment should be designed and located in a manner to be hidden from public view.</li> <li>• Screens for exterior equipment should exceed the height of the equipment.</li> <li>• Screen structures shall utilize building materials that match the exterior materials of the adjacent building.</li> </ul>	
<b>Utility meter and other building mounted equipment screening</b>	
<ul style="list-style-type: none"> <li>• Utility meters shall be screened to the best extent possible with evergreen and other plantings.</li> <li>• Utility meters and associated fixtures shall be painted to match the color of the building.</li> <li>• Heating and air conditioning units, exhaust hoods, fans, vent piping, satellite dishes, antennae, solar panels, and other appurtenances that are ground or roof mounted shall be screened from public view.</li> </ul>	
<b>Dumpster enclosures</b>	
<ul style="list-style-type: none"> <li>• Dumpster enclosures shall be constructed of materials that match the material and color finishes of the adjacent primary building.</li> </ul>	

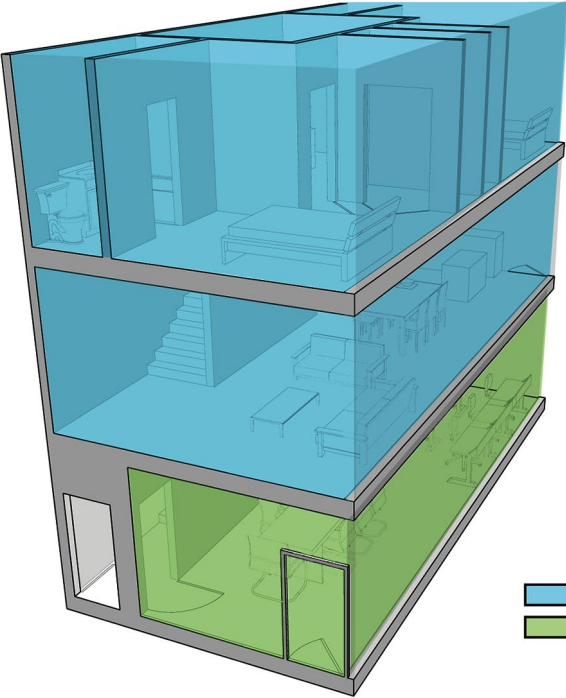
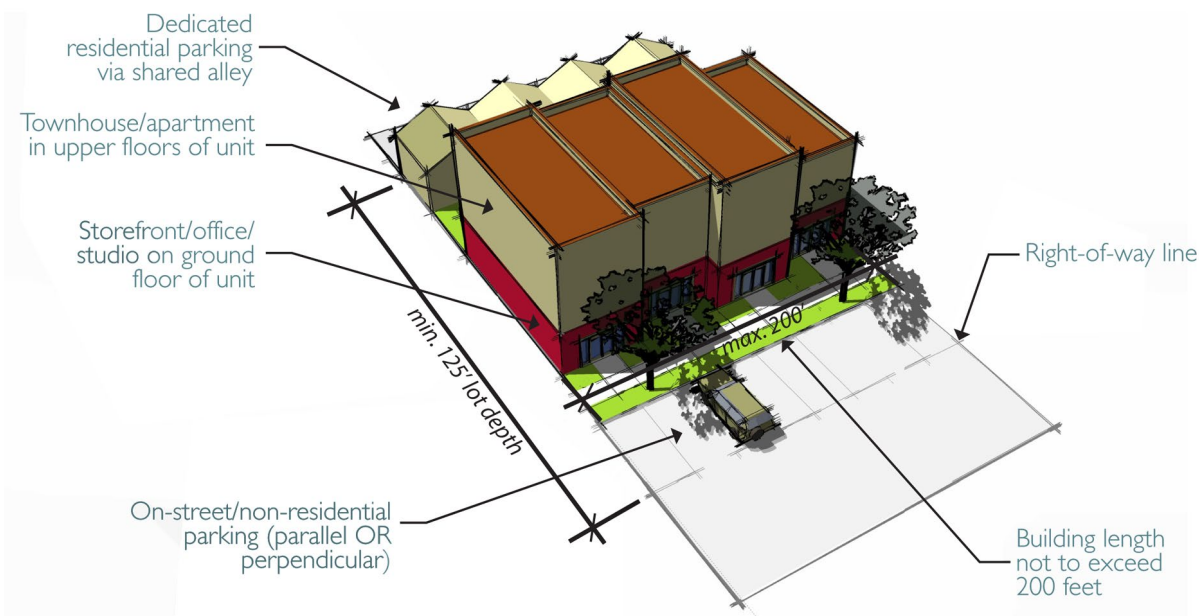
***Appendix Section 3.0: Design Guidelines  
Traditional Neighborhood Design***

**Detached Single-Family Residential**



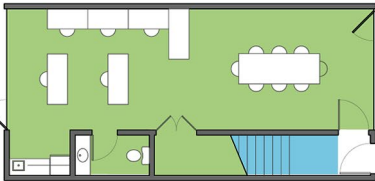
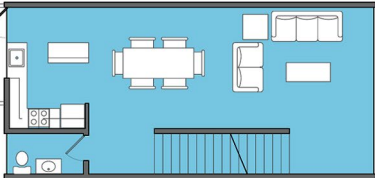
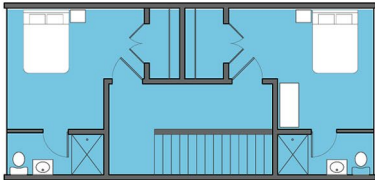
Live-Work Units





Master's Research Studio: Live/Work 2009  
Northeastern University School of Architecture

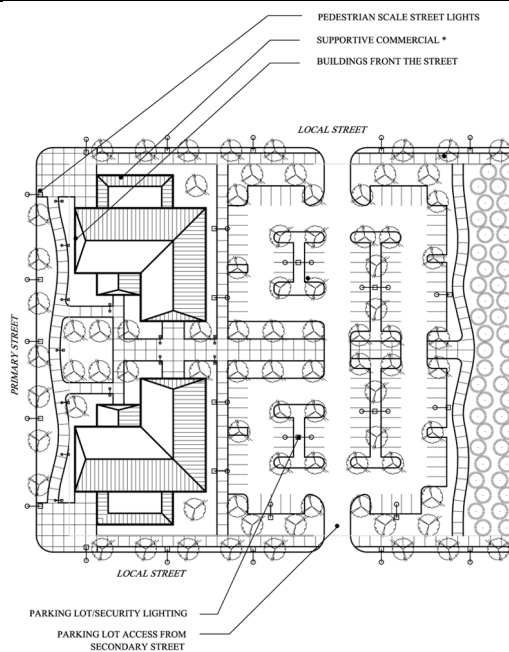
**LIVE**  
**WORK**



Civic Uses

**The following design guidelines should be considered when designing civic buildings:**

- Complement the architectural style of the Traditional Neighborhood.
- Façade design should incorporate covered porches, towers, pilasters, colonnade, cornice, and/or roof eave brackets.
- Incorporate changes in building material, texture, and color.
- Provide roof design elements such as dormers and cupolas, eave brackets.
- Incorporate civic site features such as water features, plazas, arbors, and gazebos.



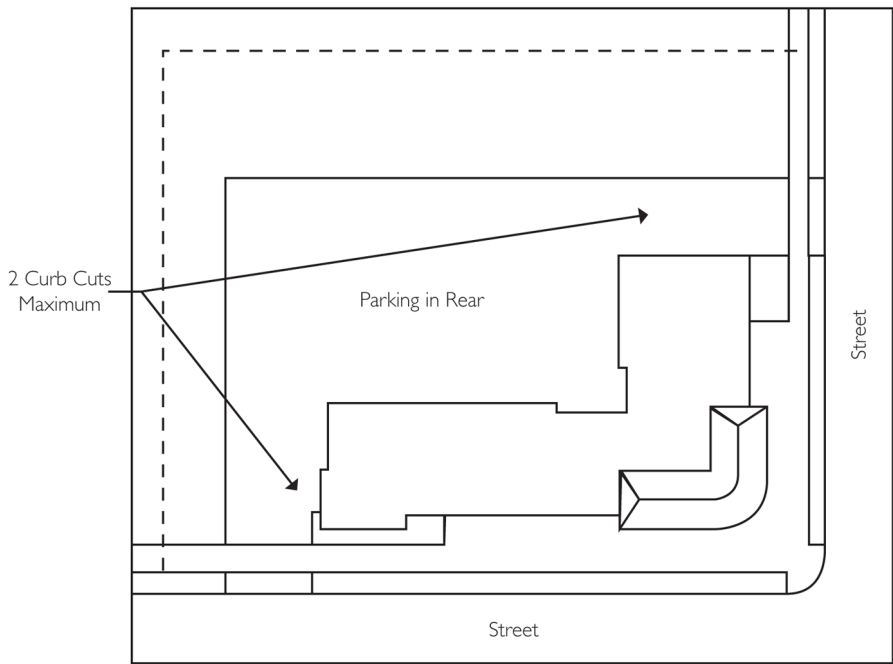
**Commercial Uses**



The following design guidelines should be considered when designing commercial neighborhood buildings:

- Commercial Uses are small commercial retail and services within residentially-scaled buildings that are located on designated corners within walking distance of adjacent neighborhoods for the convenience of local neighborhood residents.

Commercial Corner - Typical Site Plan



Elements In Residential Design

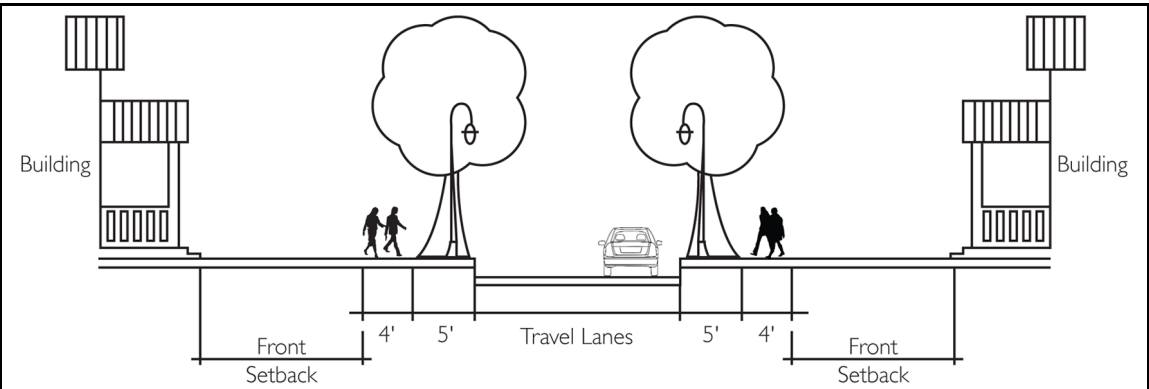
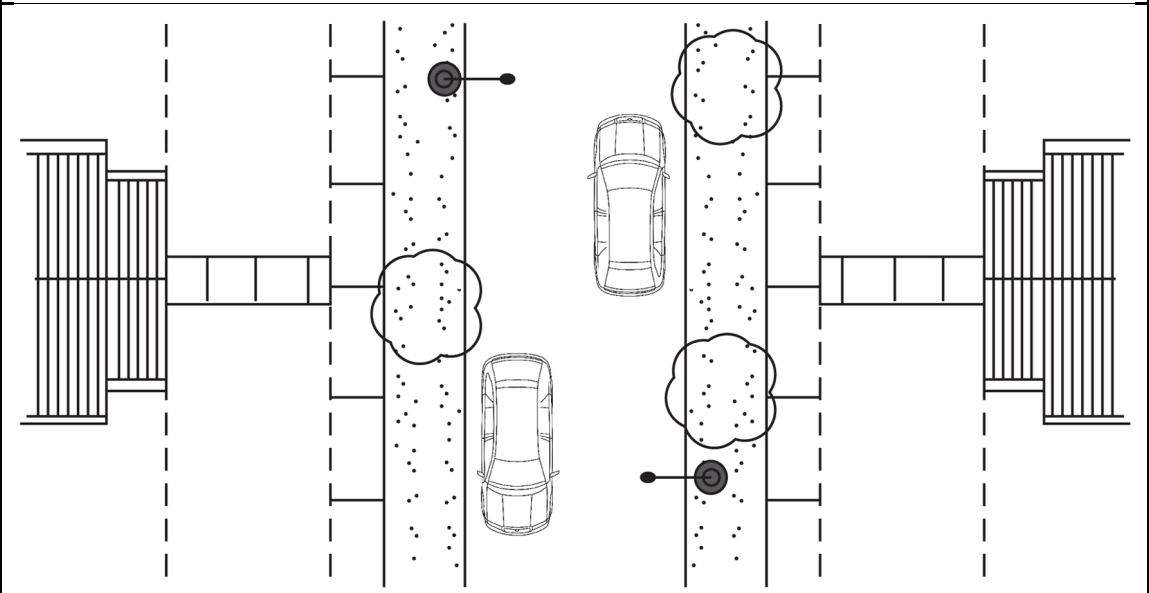


The following design guidelines should be considered when designing detached residential buildings:

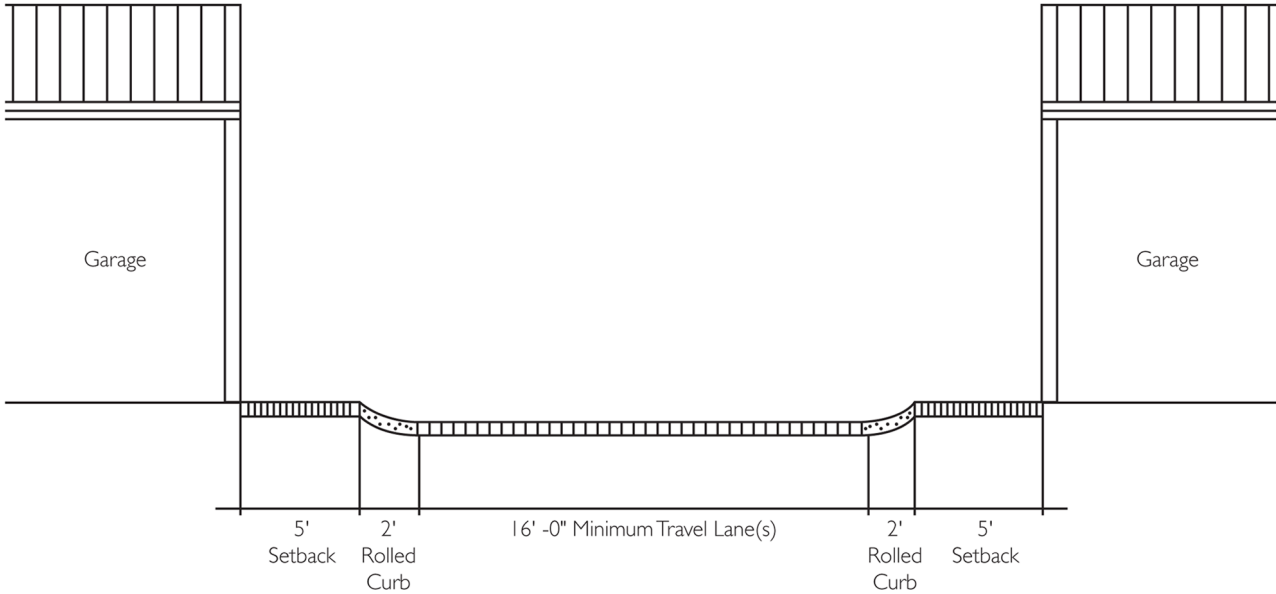
- Articulate facades with porch elements and bay windows.
- Provide unique architectural entrance door surround.
- Incorporate changes in building material, texture, and color.
- Provide design elements such as shutters and roof eave brackets.
- Incorporate roof elements such as dormers and gables.



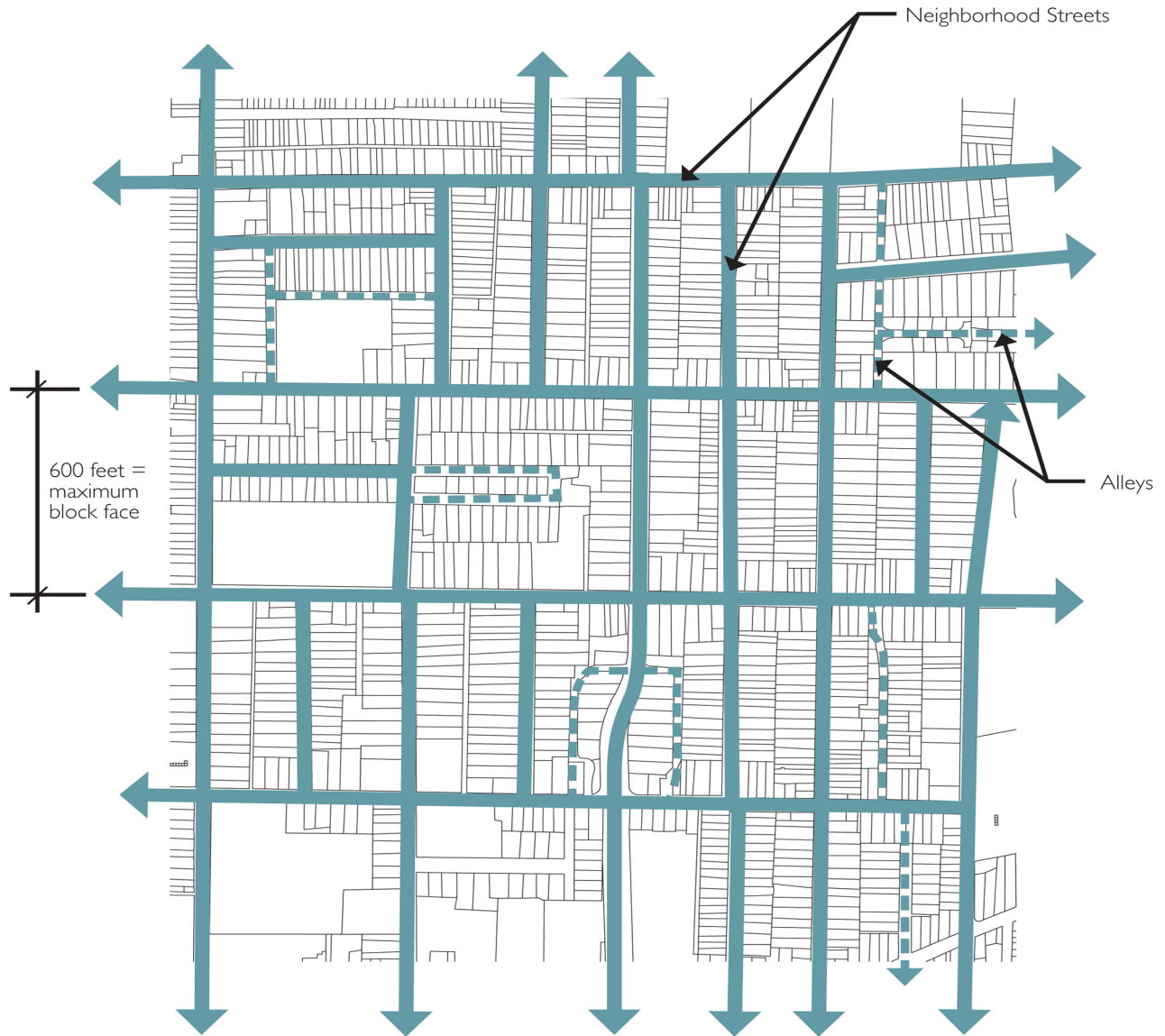
Local Street

Section	 <p>Diagram illustrating the cross-section of a street. It shows buildings on both sides, sidewalks, trees, and travel lanes. Dimensions are indicated: Front Setback (4' and 5'), Travel Lanes (5' and 4'), and Front Setback (4' and 5').</p>	
Plan View	 <p>Diagram illustrating the plan view of a street. It shows buildings, sidewalks, trees, and travel lanes from a top-down perspective.</p>	
Street Section: Permitted Uses	Single Family (Detached) Single Family (Attached) Live/Work Units Neighborhood Commercial Civic Uses	A. Spacing of street trees and street lights may be adjusted to account for driveways, utility poles, fire hydrants and other obstructions and to provide adequate visual clearance for intersections, driveways and traffic control devices.
Block length	600 feet	B. Underground utility lines are required. Sewer lots only. Septic lots are not permitted
Streetscape: Landscape strip Sidewalk	5 feet 4 feet	

Alley

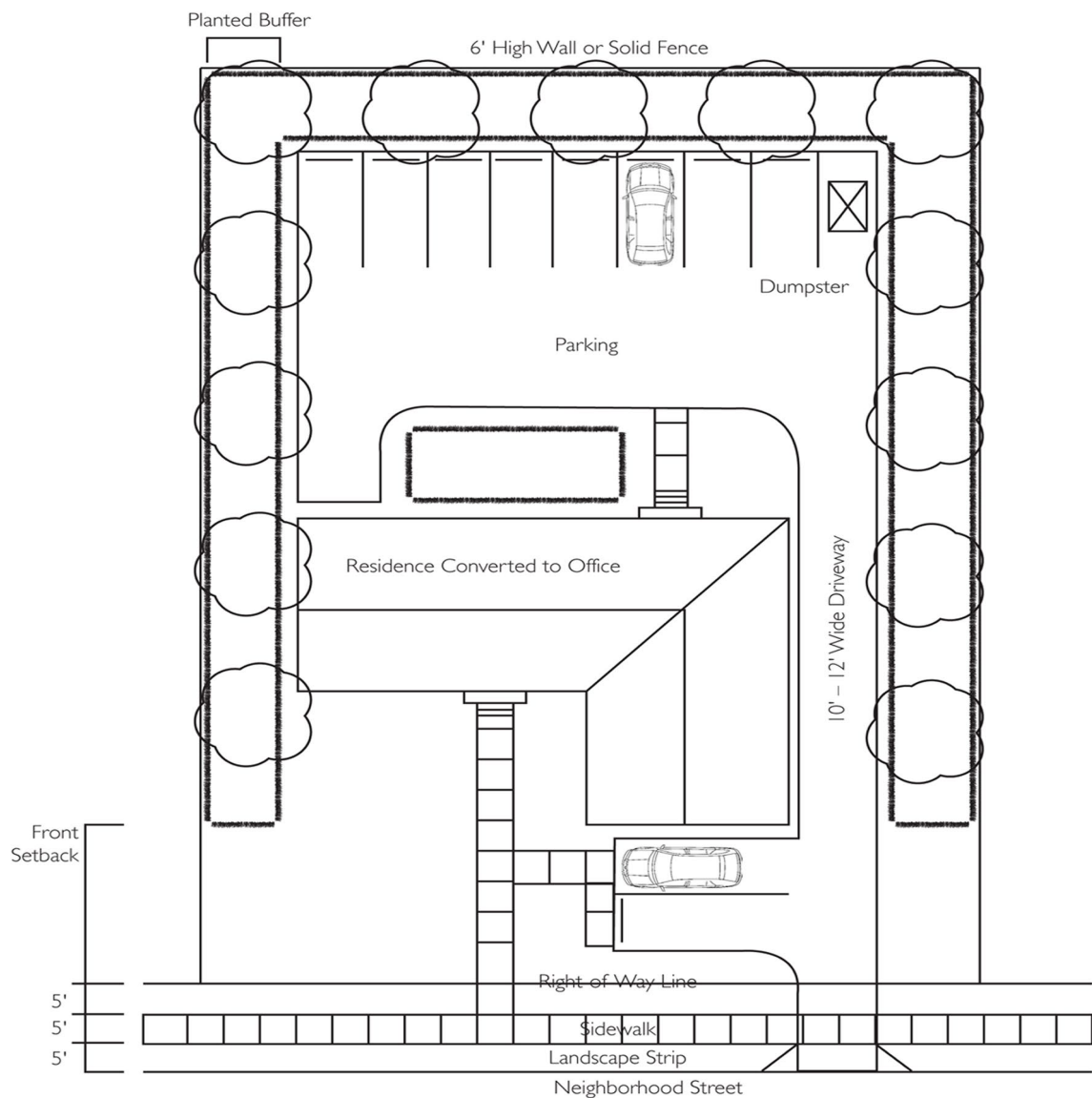


Interconnected Street Grid



***Appendix Section 3.0: Design Guidelines***  
***Office Residential District***

Office-Residential Uses

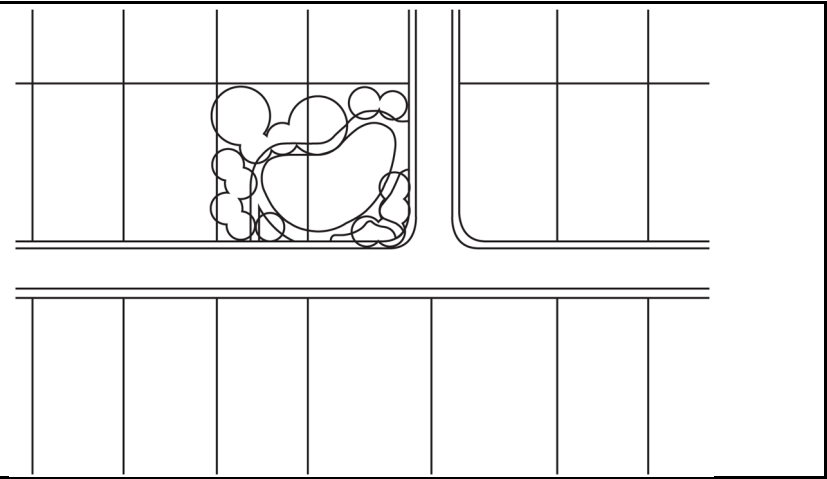


**Appendix Section 3.0: Design Guidelines**  
**Public Spaces**

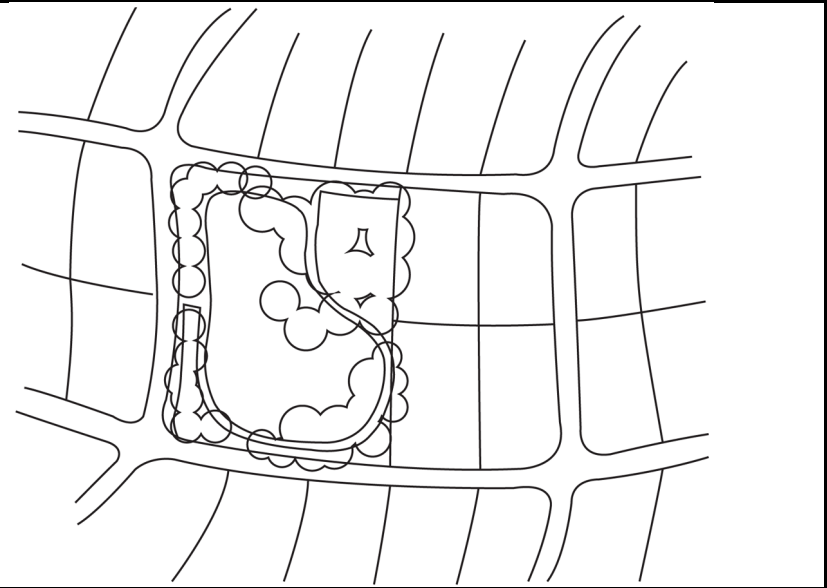
**Pocket Parks and Green Spaces**

**A. Pocket Park**

Minimum size: 3,000 square feet	
Landscaping: mix of undisturbed	

natural plantings and/or formal plantings	
<b>Outdoor furnishings:</b> benches, tables, seat walls, planters, play structure, picnic areas/shelter	
<b>Maximum impervious cover:</b> 25 percent.	

B. Green

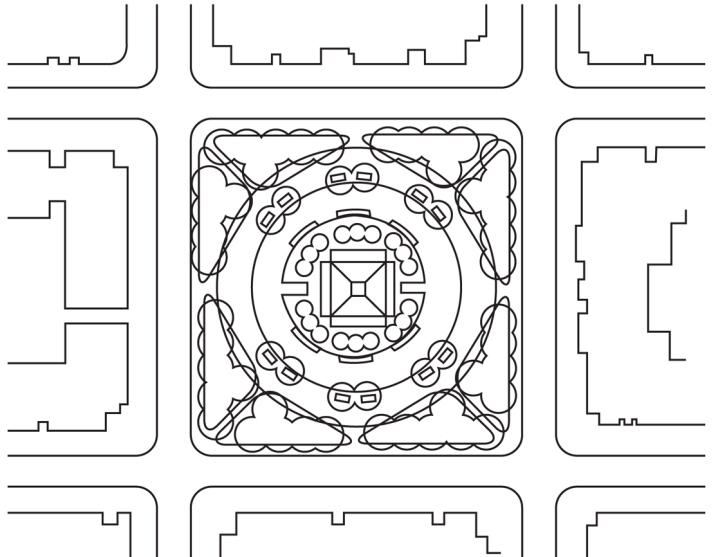
Minimum size: 25,000 square feet	
<b>Maximum Length to width ratio:</b> 3 to 1	
<b>Maximum impervious surface:</b> 20 percent	
<b>Landscaping:</b> mix of undisturbed natural plantings and/or formal plantings	
<b>Outdoor furnishings:</b> benches, picnic shelter, gazebo, water feature, play structure, trellis, wayfinding or interpretive signage	

Squares and Plazas

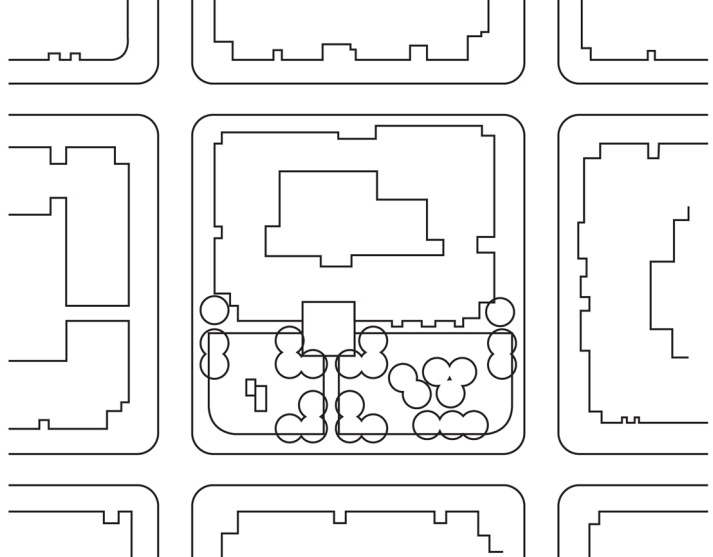
C. Square

Minimum size: 1 acre	
<b>Maximum Length to width ratio:</b> 2 to 1	
<b>Maximum impervious surface:</b> 60 percent	



Bounded by streets on two or more sides	
Formal areas of landscaping	
<b>Outdoor furnishings:</b> benches, gazebo, water feature, play structure	
Outdoor lighting	

#### D. Plaza

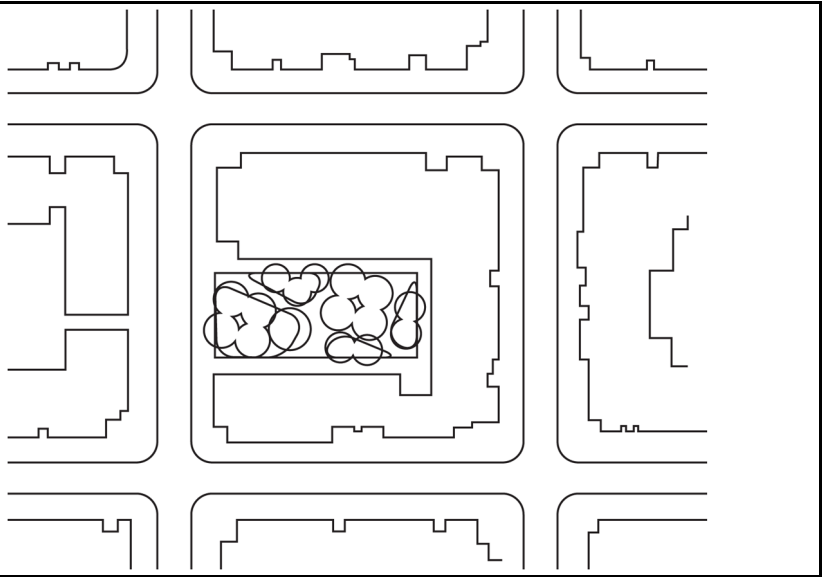
Minimum size: 10,000 square feet	
Facing a public street or connected to public street ROW by pedestrian corridor	
<b>Maximum impervious surface:</b> 75 percent	
Formal areas of landscaping	
<b>Outdoor furnishings:</b> benches, gazebo, water feature, play structure	
Outdoor lighting	

#### Courtyards

#### E. Courtyard

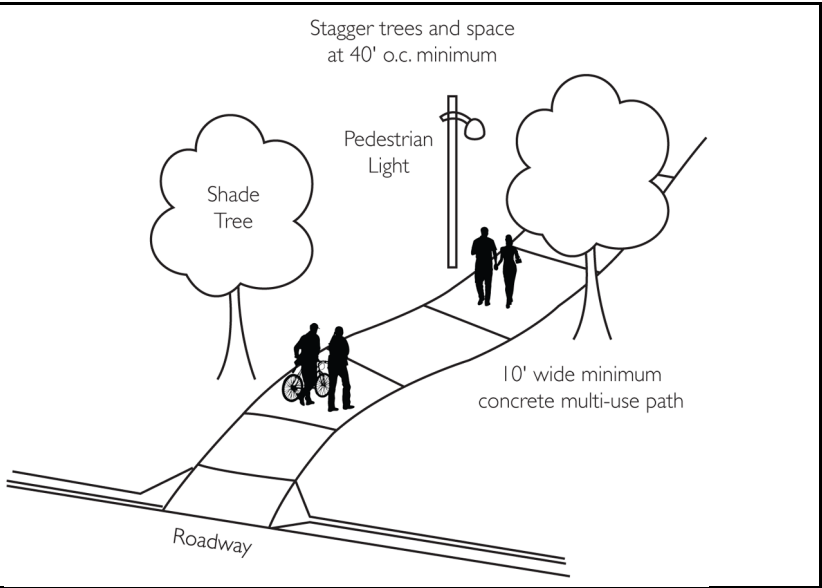
Landscaped outdoor public space partially enclosed on two or three sides by buildings or other structures	
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Minimum area: 1,000	
Maximum impervious surface: 75 percent	
Formal planted areas	
Outdoor furnishings: benches, gazebo, water feature, seating	
Outdoor lighting	

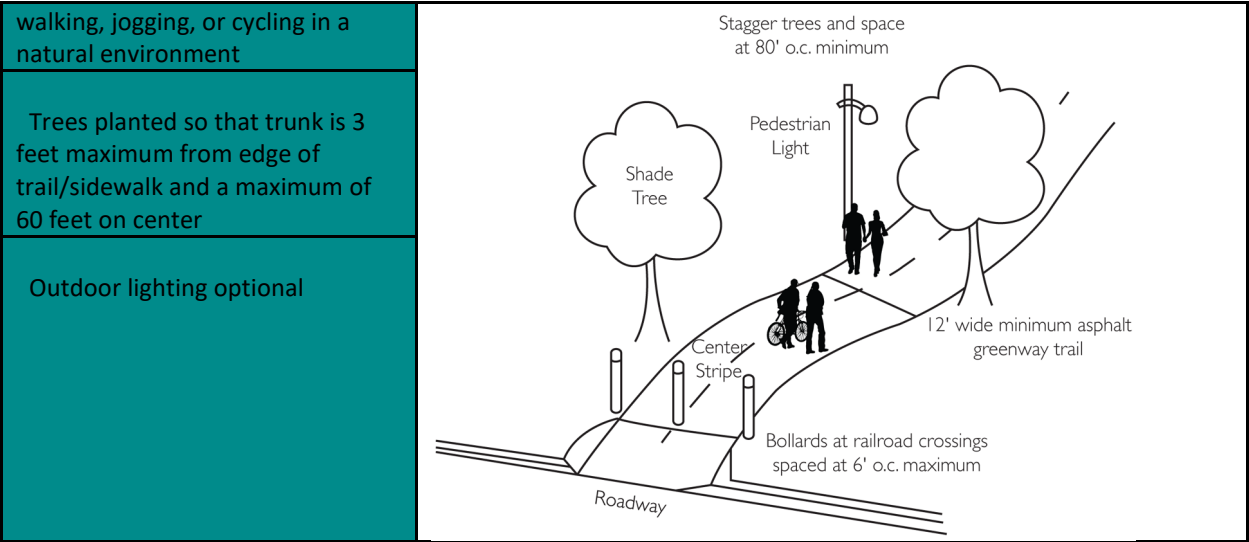
Paths and Trails

F. Multi-Use Path

Connects two common areas or connects a common area to a sidewalk or trail along a public right of way	
Trees planted so that trunk is 3 feet maximum from edge of trail/sidewalk and a maximum of 60 feet on center	
Outdoor lighting optional	

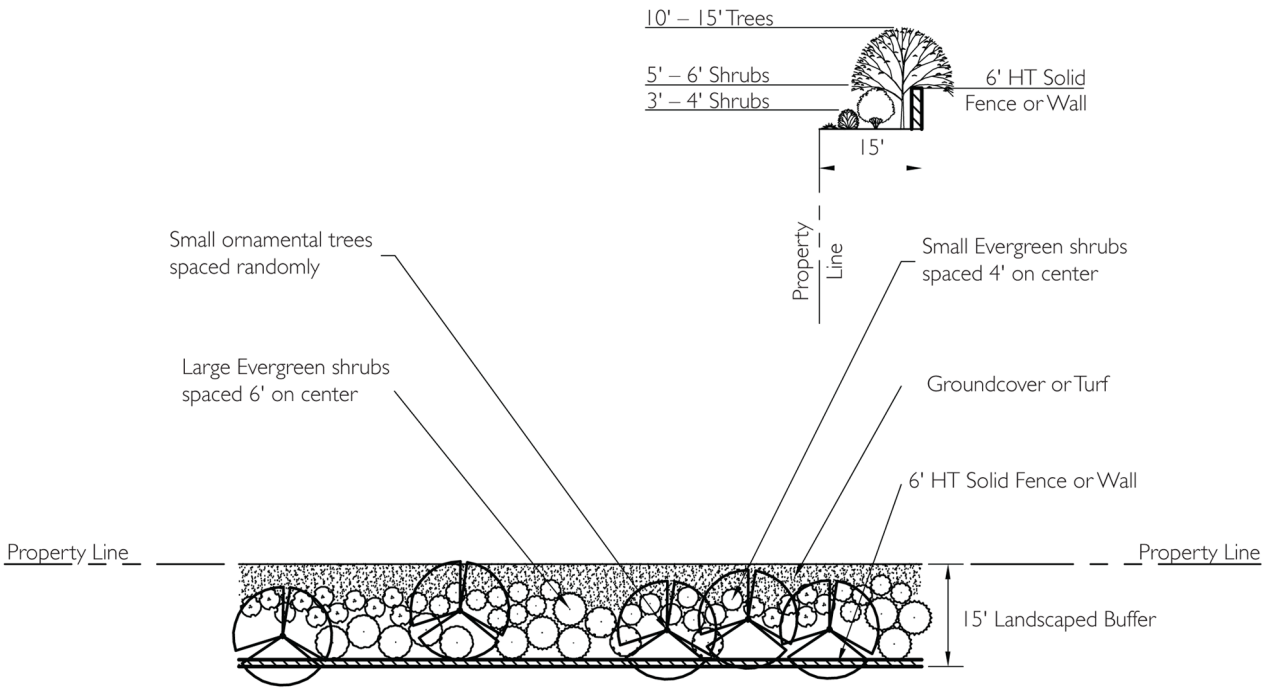
G. Greenway Trail

Linear public space following a stream, lake, utility easement, or street with paved or unpaved improvements designed for	
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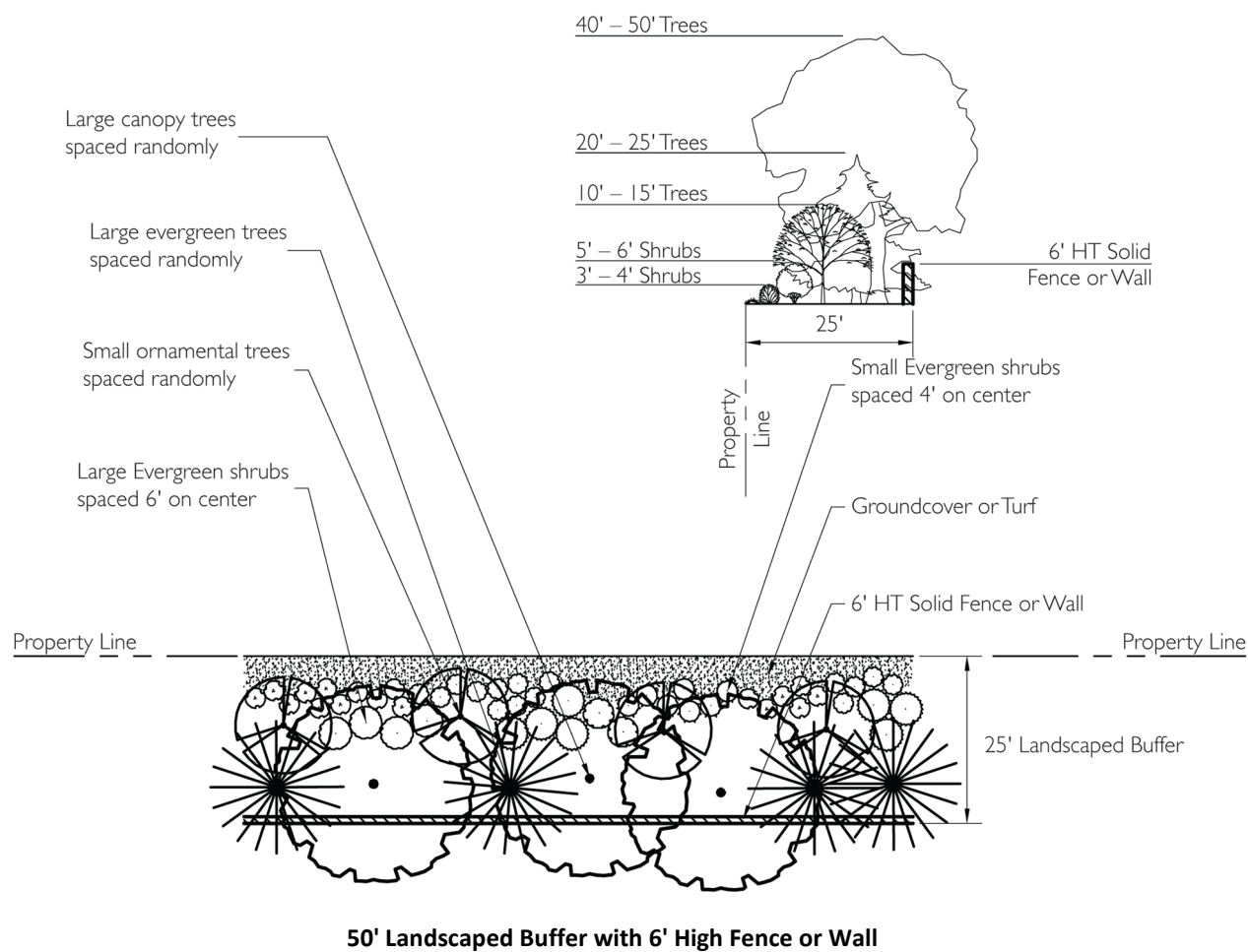


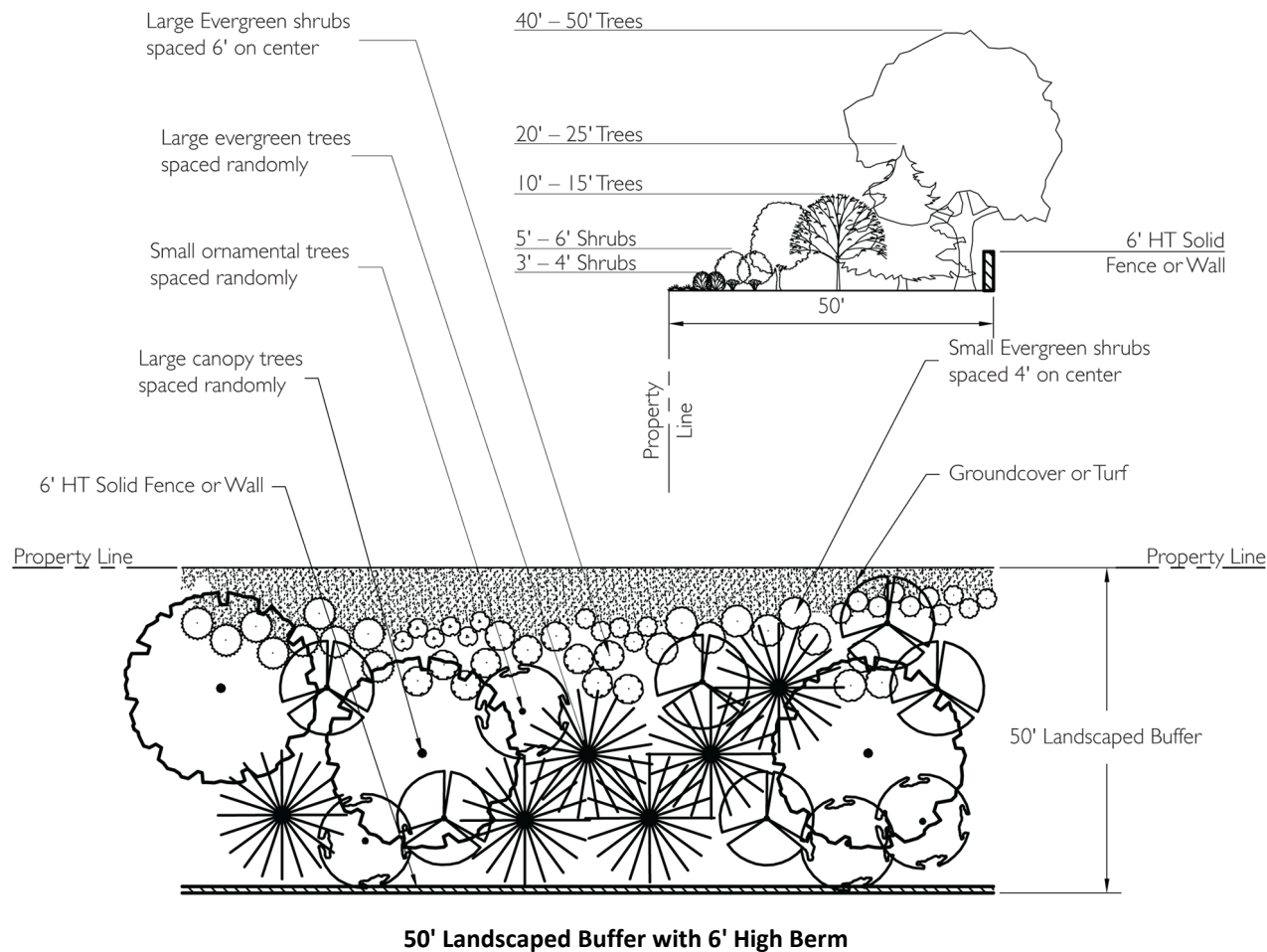
**Appendix Section 3.0: Buffers, Landscaping, and Tree Protection**  
**Landscape Buffers**

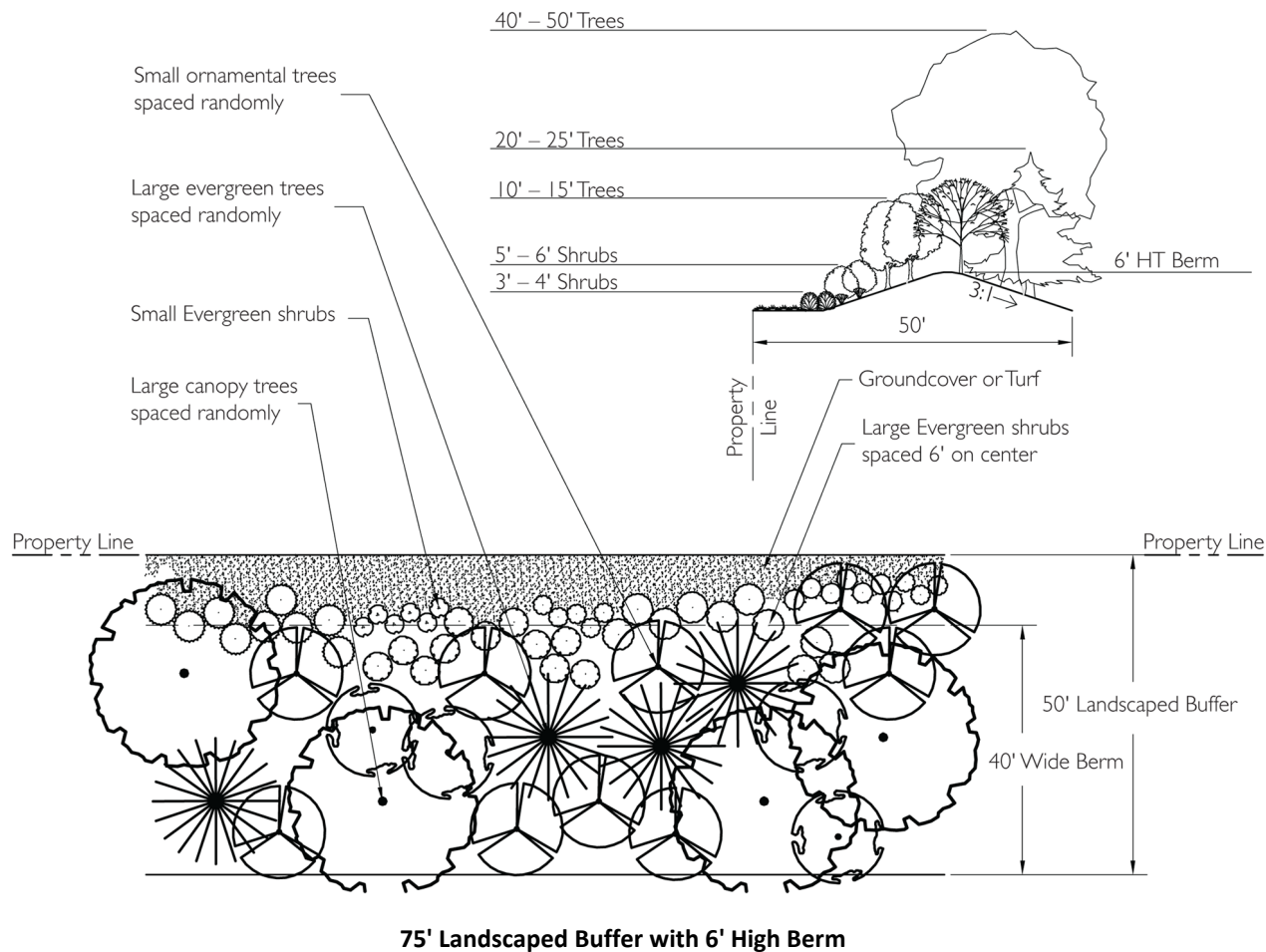
**15' Landscaped Buffer with 6' High Fence or Wall**

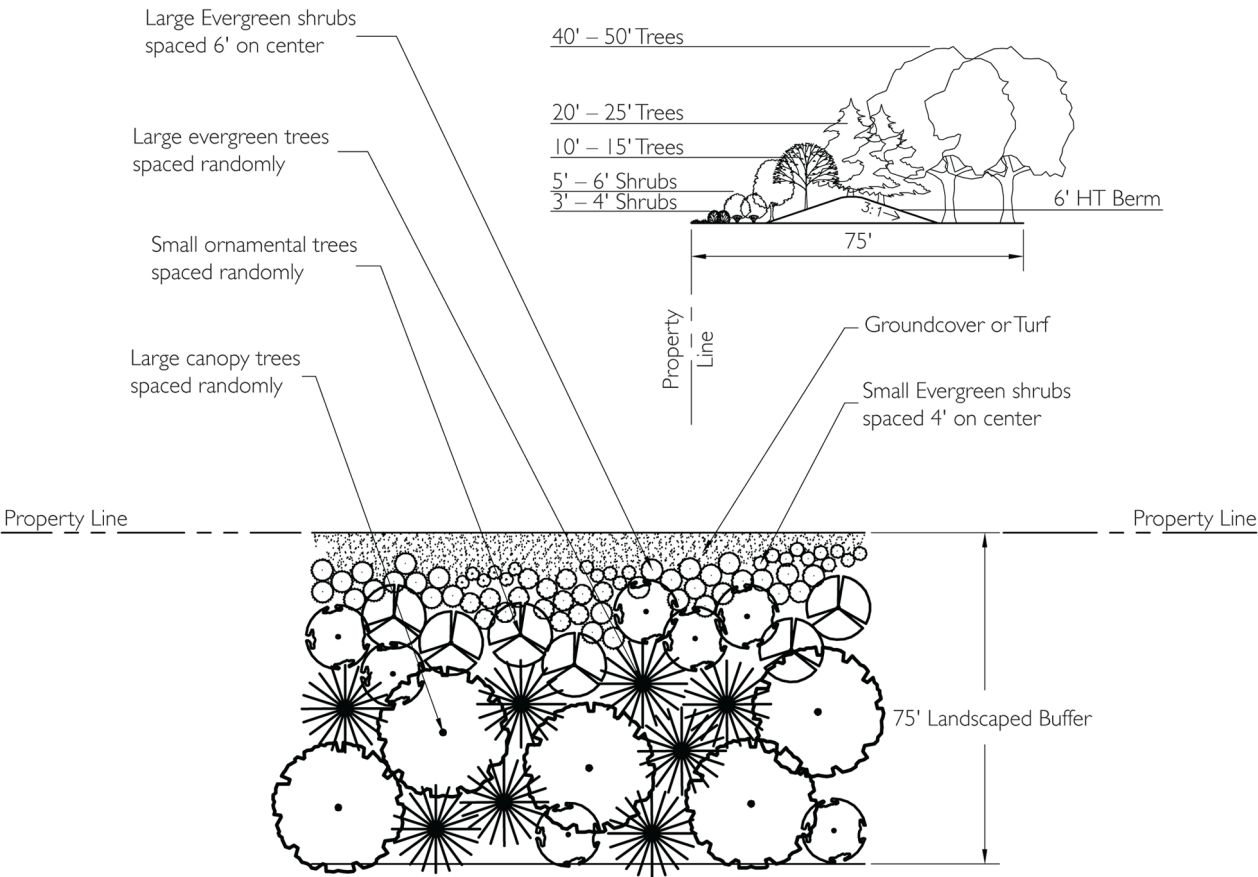


**25' Landscaped Buffer with 6' High Fence or Wall**



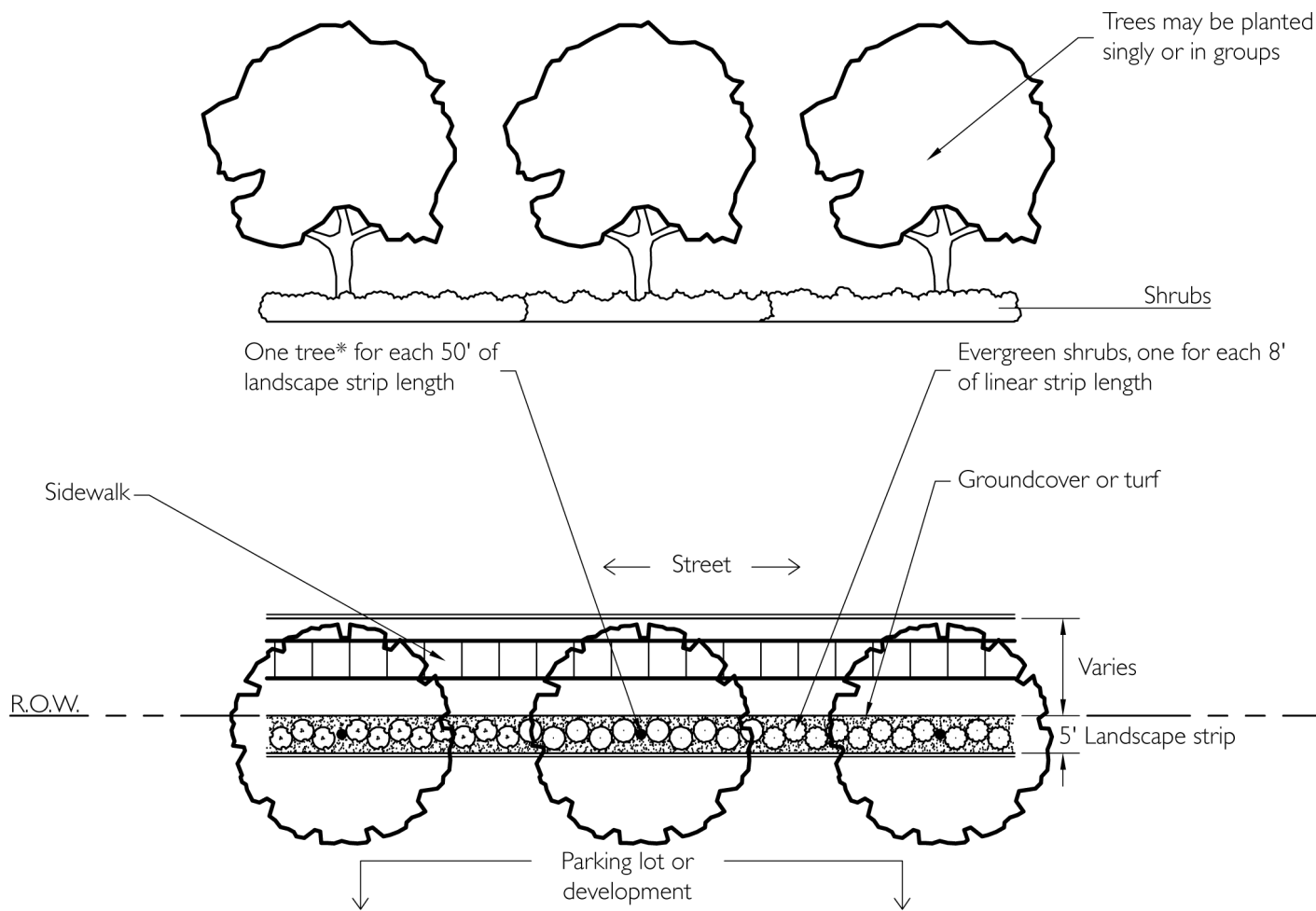






**Appendix Section 3.0: Buffers, Landscaping, and Tree Protection**  
**Landscape Strips**

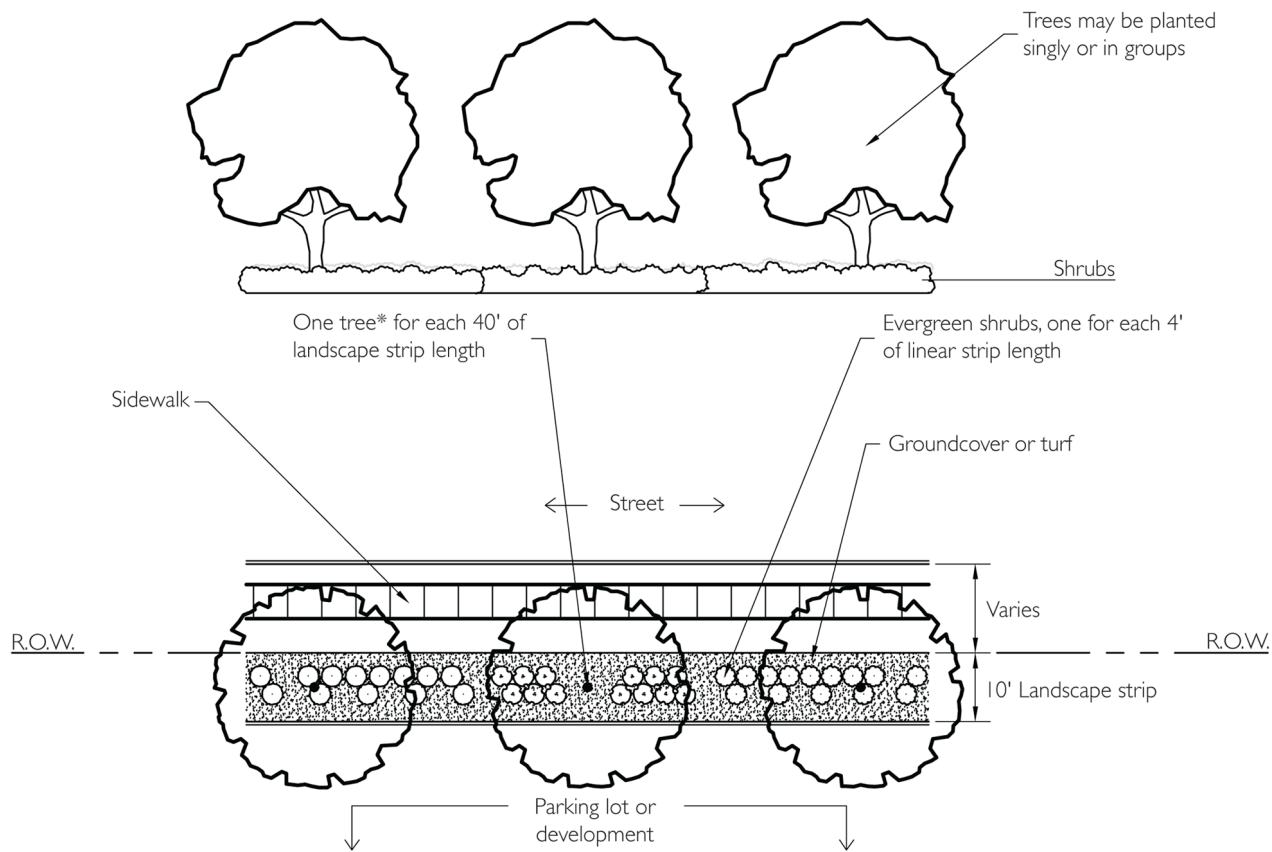
**Type 1: 5' Landscape Strip**



\*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

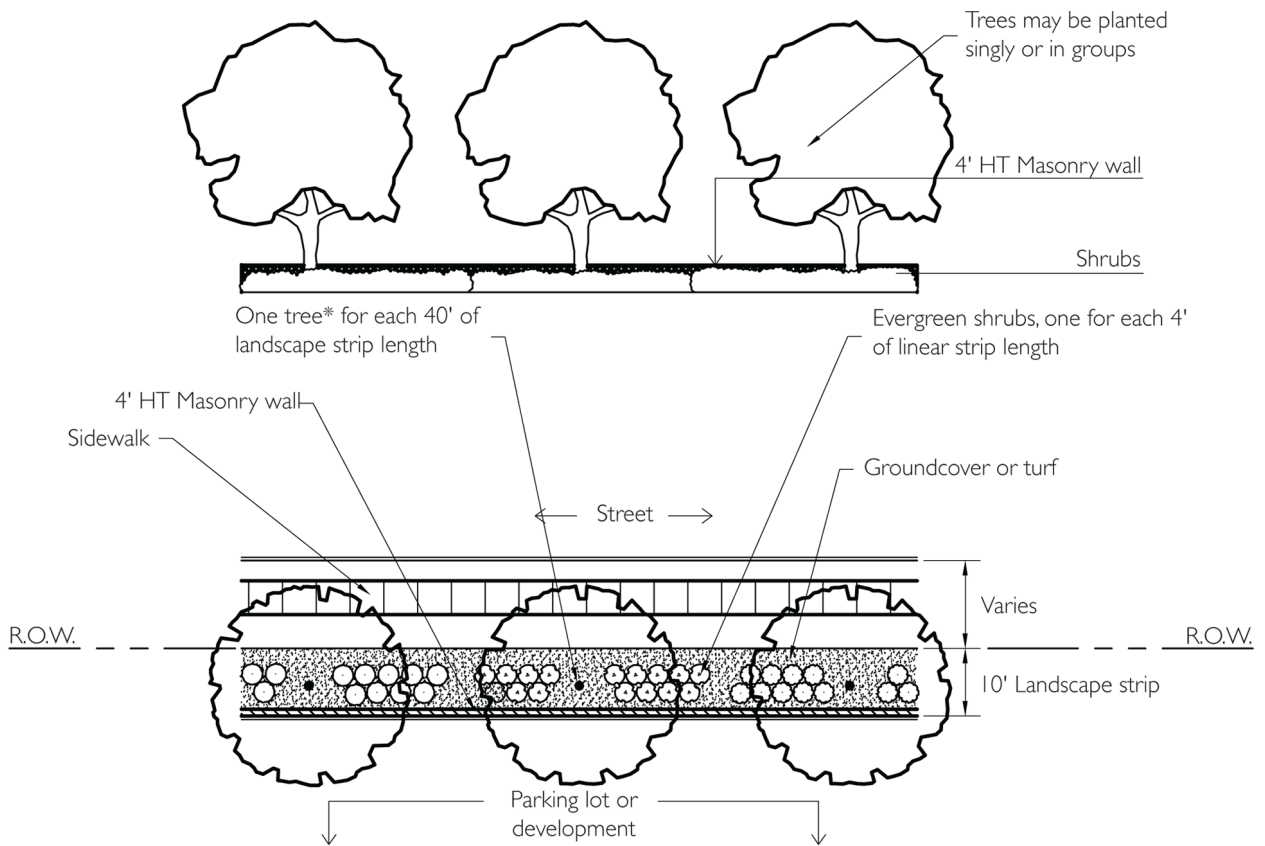
**Type 2: 10' Landscape Strip**





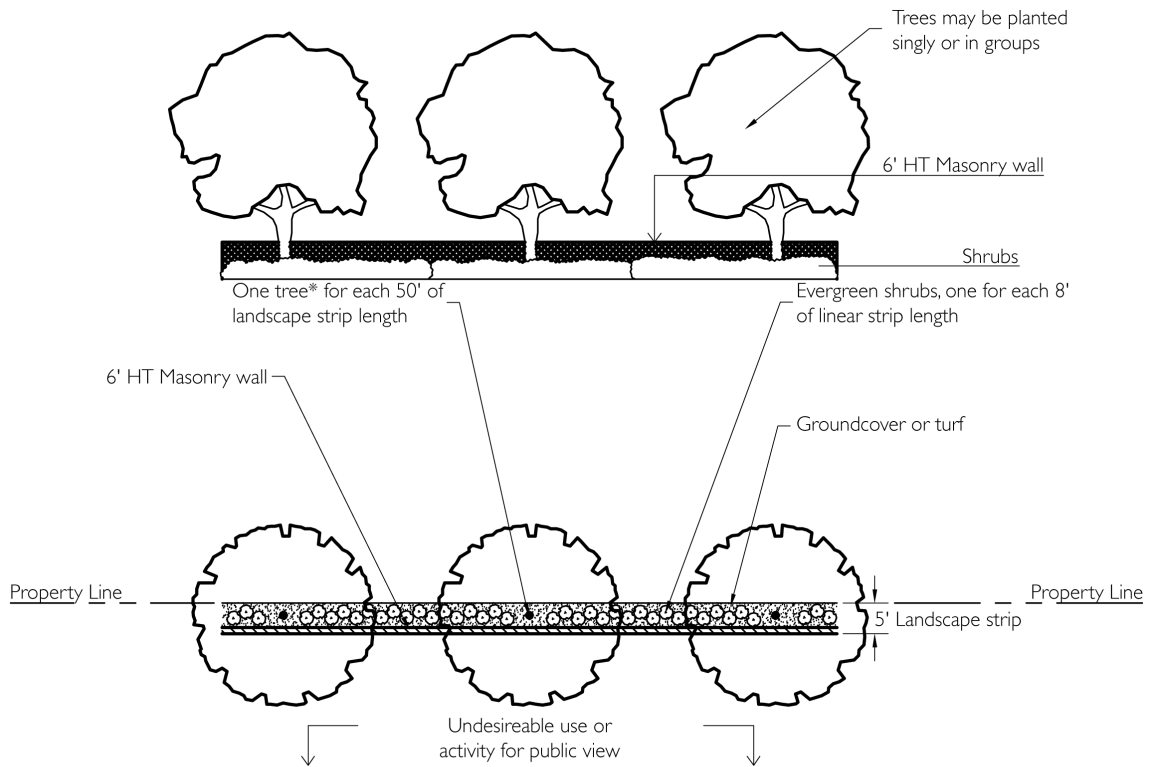
\*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

**Type 3: 10' Landscape Strip with 4' High Masonry Screening Wall**



\*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

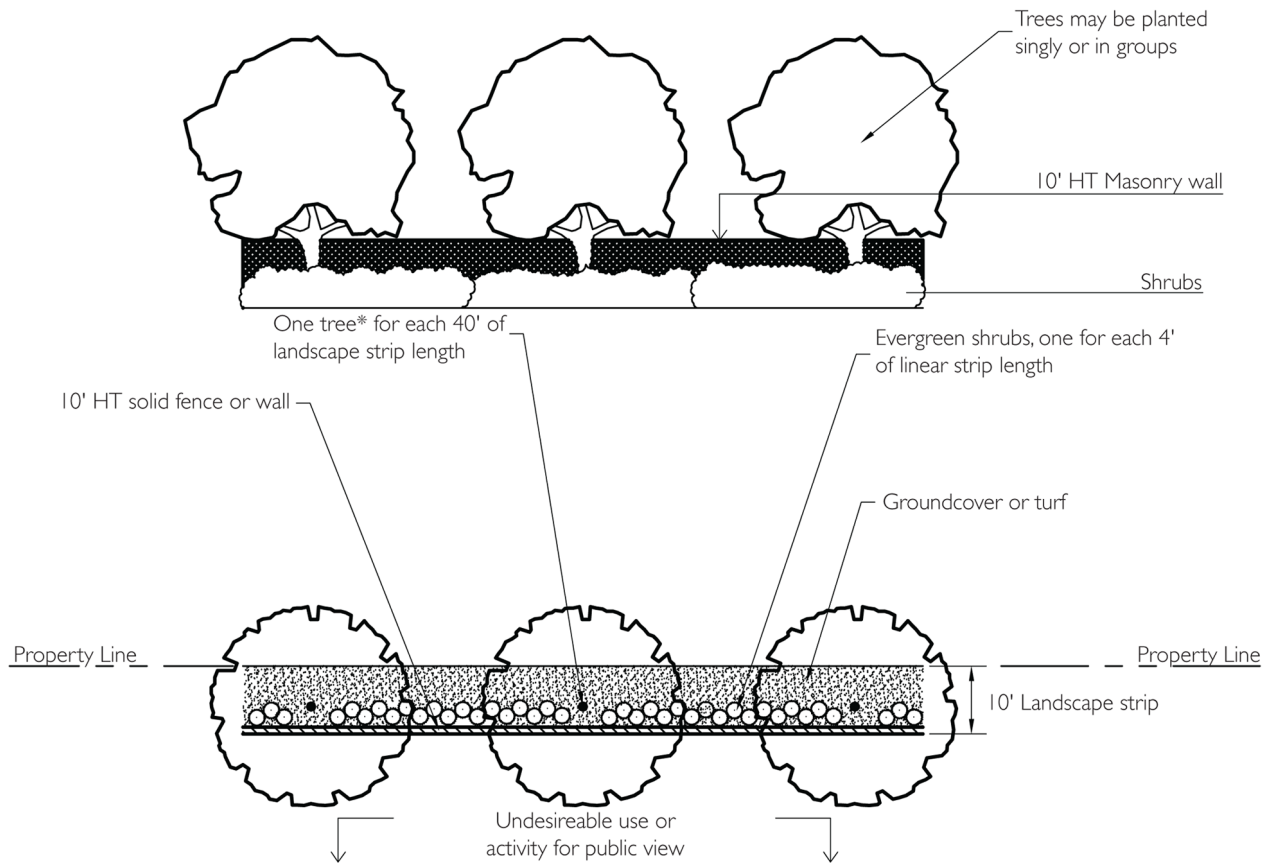
**Type 4: 5' Landscape Strip with 6' High Masonry Screening Wall**



\*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

**Type 5: 10' Masonry Screening Wall**

## UDO Appendix



\*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

### Small Tree Species List

Scientific name	Common Name	Native	Evergreen	Street	Park	Medium	Small	Large
<i>Acer buergerianum</i>	Trident Maple			S		25	20	314
<i>Acer griseum</i>	Paperbark Maple					25	20	314
<i>Acer palmatum</i> var. <i>atropurpureum</i> 'Bloodgood'	Japanese Maple 'Bloodgood'			S		20	20	314
<i>Amelanchier arborea</i>	Downy Serviceberry	N		S		25	20	314
<i>Carpinus caroliniana</i>	Ironwood/American Hornbeam	N				25	25	491
<i>Cercis canadensis</i> 'Pauline Lily'	Pauline Lily Redbud	N		S		25	25	491
<i>Cercis canadensis</i> 'Texensis'	Texas Redbud	N		S		25	25	491

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<i>Cercis canadensis</i> 'The Rising Sun'	The Rising Sun Redbud	N		S		25	25	491
<i>Chionanthus virginicus</i>	Fringe Tree	N		S		25	25	491
<i>Cornus alternifolia</i>	Alternate Leaf Dogwood	N		S		20	20	314
<i>Cornus florida</i>	Flowering Dogwood	N		S		20	20	314
<i>Cornus kousa</i>	Chinese/ Kousa Dogwood			S		20	20	314
<i>Cotinus obovatus</i>	American Smoketree	N				20	15	177
<i>Crataegus spathulata</i>	Littlehip Hawthorn					20	20	314
<i>Crataegus viridis</i> 'Winter King'	Green Hawthorne			S		25	25	491
<i>Hamamelis virginiana</i>	Witch-hazel	N				20	15	177
<i>Ilex x attenuata</i> 'Fosteri'	Foster Holly		E			25	10	79
<i>Ilex x attenuata</i> 'Savannah'	Savannah Holly		E			25	10	79
<i>Ilex decidua</i>	Deciduous Holly/Possum Haw	N				15	10	79
<i>Ilex latifolia</i>	Lusterleaf Holly		E			25	20	314
<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly		E			30	10	79
<i>Ilex verticillata</i>	Winterberry	N				15	10	79
<i>Ilex vomitoria</i>	Yaupon Holly	N	E			20	10	79
<i>Magnolia stellata</i>	Star Magnolia					20	15	177
<i>Malus angustifolia</i>	Narrow-Leaf Crabapple	N				25	20	314
<i>Myrica cerifera</i>	Wax Myrtle	N	E			25	20	314
<i>Parrotia persica</i>	Persian Parrotia					30	20	314
<i>Prunus</i> 'Accolade'	Accolade Flowering Cherry					20	15	177
<i>Quercus georgiana</i>	Georgia Oak	N		S		20	15	177
<i>Rhamnus alaternus</i>	Italian Buckthorn		E			20	10	79
<i>Rhus glabra</i> or <i>typhina</i>	Smooth or Staghorn Sumac	N				15	10	79
<i>Tilia cordata</i> 'Halka'	Summer Sprite Littleleaf Linden				P	20	10	79

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<i>Zelkova serrata</i> 'JFS-KW1'	City Sprite Japanese Zelkova			S	P	25	20	314
<i>Zelkova serrata</i> 'Schmidtlow'	Wireless Japanese Zelkova			S	P	25	35	962

## Medium Tree Species List

Scientific name	Common Name	Native	Evergreen	Shrubby	Palmer	Moist	Shade	Canopy
<i>Acer barbatum</i>	Southern Sugar Maple	N			P	40	30	707
<i>Acer leucoderme</i>	Chalk Maple	N				40	20	314
<i>Acer rubrum</i> , small cultivars	Red Maple, dwarf varieties	N			P	50	35	962
<i>Acer truncatum</i>	Shantung or Painted Maple					35	25	491
<i>Betula nigra</i> 'Dura Heat'	Dura Heat' River Birch	N				40	25	491
<i>Carpinus caroliniana</i>	American Hornbeam	N				40	20	314
<i>Celtis tenuifolia</i>	Georgia Hackberry					35	20	314
<i>Chamaecyparis thyoides</i>	Atlantic Whitecedar	N	E			30	20	314
<i>Cladrastis lutea</i>	American Yellowwood	N		S		50	40	1,256
<i>Fagus sylvatica</i>	Purple Beech					50	40	1,256
<i>Frangula caroliniana</i>	Carolina Buckthorn	N				40	20	314
<i>Gordonia lasianthus</i>	Loblolly Bay	N	E			35	25	875
<i>Halesia carolina/tetraptera</i>	Carolina Silverbell	N				40	30	707
<i>Ilex latifolia</i>	Lusterleaf Holly		E			40	20	314
<i>Ilex opaca</i>	American Holly	N	E			30	15	177
<i>Juniperus virginiana</i>	Eastern Red Cedar	N	E		P	50	10	79
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia		E			35	12	113
<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia		E		P	40	20	314
<i>Magnolia x soulangiana</i> (Tree Form)	Saucer Magnolia			S		30	25	491
<i>Nyssa sylvatica</i> 'Red Rage'	Red Rage Black Gum	N			P	50	25	491
<i>Ostrya virginiana</i>	Eastern Hophornbeam	N		S		40	25	491

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<i>Oxydendron arboreum</i>	Sourwood	N		S		30	20	314
<i>Pinus nigra</i>	Austrian Pine		E			30	20	314
<i>Platanus x acerifolia</i>	London Planetree			S	P	40	40	1256
<i>Prunus serrulata</i>	Japanese Flowering Cherry			S		30	20	314
<i>Prunus subhirtella</i> 'Atumnalis'	Autumn Cherry			S		30	30	707
<i>Prunus x yedoensis</i>	Yoshino Flowering Cherry			S		50	30	707
<i>Quercus lyrata</i>	Overcup Oak	N			P	45	30	707
<i>Quercus stellata</i>	Post Oak					50	40	1256
<i>Sassafras albidum</i>	Sassafras	N				30	15	177
<i>Styrax japonica</i>	Japanese Snowbell					30	15	177
<i>Thuja occidentalis</i>	Eastern Arborvitae		E			50	10	79
<i>Ulmus parvifolia</i> 'Athena'	Athena Chinese Elm			S	P	30	35	962

## Large Tree Species List

Scientific name	Common Name	Native	Evergreen	Shrub	Park	Max. Height	Sp. Life	Canopy
<i>Acer barbatum</i> cultivars	Florida Maple	N			P	60	35	962
<i>Acer saccharum</i> cultivars	Sugar Maple 'Legacy'	N			P	50	35	962
<i>Betula nigra</i> cultivars	River Birch 'Dura Heat' or 'Heritage'	N				50	40	1,256
<i>Carya cordiformis</i>	Bitternut Hickory	N			P	100	60	2,826
<i>Carya glabra</i>	Pignut Hickory	N		S	P	100	60	2,826
<i>Carya ovata</i>	Shagbark Hickory	N			P	80	40	1,256
<i>Carya pallida</i>	Sand Hickory	N			P	90	30	707
<i>Carya tormentosa</i>	Mockernut Hickory	N		S	P	100	60	2,826
<i>Cedrus deodara</i>	Deodar Cedar		E			70	30	707
<i>Celtis laevigata</i>	Sugarberry				P	70	50	1,963
<i>Celtis occidentalis</i>	Hackberry			S		50	40	1,256
<i>Celtis sinensis</i>	Chinese Hackberry			S		60	40	1,256
<i>Cercidiphyllum japonicum</i>	Katsura Tree				P	70	45	1,590
<i>Cryptomeria japonica</i>	Japanese Cryptomeria		E			60	20	314
<i>Fagus grandifolia</i>	American Beech	N				70	40	1,256

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<i>Fraxinus pennsylvanica</i>	Green Ash	N		S		60	25	491
<i>Ginkgo biloba (male)</i>	Ginkgo, Maidenhair Tree			S	P	50	30	707
<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	N		S	P	70	50	1963
<i>Liquidambar styraciflua</i> 'Rotundiloba'	Seedless Sweetgum	N			P	70	45	1,590
<i>Liriodendron tulipifera</i>	Tulip Poplar	N		S	P	90	40	1,256
<i>Magnolia acuminata</i>	Cucumber Magnolia	N				80	40	1,256
<i>Magnolia grandiflora</i>	Southern Magnolia	N	E			80	40	1,256
<i>Magnolia virginiana</i>	Sweetbay Magnolia	N			P	60	30	707
<i>Metasequoia glyptostroboides</i>	Dawn Redwood					80	25	491
<i>Nyssa aquatica</i>	Swamp Tupelo	N				70	40	1,256
<i>Nyssa sylvatica</i>	Black Gum	N			P	80	45	1,590
<i>Pinus echinata</i>	Shortleaf Pine	N	E		P	100	25	491
<i>Pinus taeda</i>	Loblolly Pine	N	E		P	100	25	491
<i>Pinus virginiana</i>	Virginia Pine		E		P	70	20	314
<i>Platanus occidentalis</i>	American Sycamore	N		S		100	45	1,590
<i>Platanus x acerifolia</i>	London Planetree			S	P	100	80	5,024
<i>Quercus acutissima</i>	Sawtooth Oak				P	60	50	1,963
<i>Quercus alba</i>	White Oak	N				80	60	2,826
<i>Quercus bicolor</i>	Swamp White Oak			S		60	50	1,963
<i>Quercus coccinea</i>	Scarlet Oak	N			P	70	45	1,590
<i>Quercus falcata</i>	Southern Red Oak	N		S	P	80	45	1,590
<i>Quercus hemisphaerica</i> 'Darlington'	Darlington Oak	N			P	90	50	1,963
<i>Quercus laurifolia</i>	Laurel Oak	N			P	80	50	1,963
<i>Quercus macrocarpa</i>	Bur Oak					80	80	5,024
<i>Quercus muehlenbergii</i> 'Engelm'	Chinkapin Oak			S	P	100	50	1,963
<i>Quercus nigra</i>	Water Oak			S	P	80	40	1,256
<i>Quercus nutallii</i>	Nuttal Oak	N		S	P	80	40	1,256
<i>Quercus palustris</i>	Pin Oak	N		S	P	70	40	1,256



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<i>Quercus phellos</i>	Willow Oak	N		S	P	60	35	962
<i>Quercus prinus</i>	Chestnut Oak			S		70	50	1,963
<i>Quercus robur</i>	English Oak			S	P	60	50	1,963
<i>Quercus rubra</i>	Northern Red Oak			S	P	75	45	1,590
<i>Quercus shumardii</i>	Shumard Oak	N		S	P	80	60	2,826
<i>Quercus stellata</i>	Post Oak				P	50	40	1,256
<i>Quercus velutina</i>	Black Oak				P	70	45	1,590
<i>Taxodium distichum</i>	Bald Cypress	N		S	P	70	25	491
<i>Thuja plicata</i>	Western Arborvitae		E		P	70	25	491
<i>Tilia americana</i>	Basswood			S	P	80	45	1,590
<i>Tsuga canadensis</i>	Eastern Hemlock	N	E			60	35	962
<i>Ulmus alata</i>	Winged Elm	N			P	80	40	1,256
<i>Ulmus americana</i> 'Princeton'	Princeton American Elm			S	P	60	30	707
<i>Ulmus parvifolia</i> 'Emer II' P.P. #7552	Allée® Chinese Elm			S	P	60	45	1590
<i>Ulmus rubra</i>	Slippery Elm	N			P	80	40	1,256
<i>Ulmus</i> x 'Morton' (Accolade)	Accolade Hybrid Elm			S	P	60	30	707
<i>Ulmus</i> x 'Pioneer'	'Pioneer' Elm			S	P	60	50	1,963
<i>Zelkova serrata</i>	Japanese Zelkova			S	P	70	50	1,963

## Shrub List

Botanical Name	Common Name	Native	Height (ft.) (avg.)	Width (ft.) (avg.)	Moist	Wet	Drought-Tolerant	Adaptable Soils
Abelia x 'Edward Goucher'	Edward Goucher Abelia	x	6	5	x		x	
Abelia x grandiflora 'Kaleidoscope' & 'Canyon Creek'	Kaleidoscope or Canyon Creek Abelia	x	2	3	x		x	
Abelia x grandiflora 'Confetti'	Confetti Abelia		3-4	3-4	x		x	
Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia		2-3	3-4	x		x	
Aesculus parviflora	Bottle brush Buckeye	x	6-12	12	x			
Agarista populifolia	Doghobble, leucothoe	x	8-12	6-8	x	x		
Amelanchier arborea	Serviceberry	x	10	6	x		x	x

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Aucuba japonica	Japanese Aucuba		3-10	3-6	x			
Azalea 'Satsuki'	Gumpo Azalea		2	3	x			
Azalea 'Southern indica'	Southern azalea		7-10	6	x			
Azelea Encore	Encore Azaleas		2.5 - 5	2-5	x			x
Buxus microphylla	Boxwood many varieties		3-20	3-20	x			
Buxus sempervirens	English boxwood		5-8	5	x			
Callicarpa Americana	Beautyberry	x	3-6	3-5	x			
Callicarpa americana	American Beautyberry	x	8	6				
Calycanthus floridus	Sweetshrub, Carolina allspice	x	6-12	6	x		x	x
Camellia	Camelia		3-15	4-8	x			x
Caryopteris × clandonensis 'Worcester Gold'		x	6	3			x	x
Cephalotaxus harringtonii 'Prostrata'	Creeping Japanese Plum Yew		3	4	x		x	
Chamaecyparis obtusa 'Nana Gracilis'	Hinoki False Cypress		12	5	x			
Chamaecyparis pisifera filifera 'Golden Charm'	False Cypress		6	8	x			
Chamaecyparis pisifera filifera 'Golden Mop'	Threadleaf False Cypress		4	3	x			
Chamaecyparis pisifera filifera 'Mops'	Threadleaf False Cypress		5	5	x			
Chamaecyparis pisifera filifera 'Sun Gold'	Threadleaf False Cypress		8	6	x			
Clethra alnifolia 'Hummingbird'	Summersweet	x	3	4		x		x
Clethra alnifolia 'Ruby Spice'	Summersweet	x	8	8		x		x
Clethra alnifolia 'Sixteen Candles'	Summersweet	x	6	6		x		x
Cryptomeria japonica 'Elegans Aurea '	Japanese cedar		15	20				x
Cryptomeria japonica 'Nana Globus'	Japanese cedar		5	5				x
Cryptomeria japonica 'Yoshino'	Japanese cedar		30	25				x
Deutzia gracilis 'nikko'	Dwarf Nikko deutzia		2	5	x			
Distylium 'hybrid' 'Vintage Jade', 'Blue Cascade' and 'Emerald Heights	Evergreen witch hazel		2-5	6		x	x	x

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Edgeworthia chrysantha	Paperbush		6	6	x			
Fothergilla	Mountain witch alder	x	4-12	4-6	x			
Fothergilla gardenii		x	2	3	x			
Fothergilla major	American Witch-Alder	x	4	6	x			
Gardenia jasminoides	Common gardenia		4-6	5	x			
Gardenia jasminoides 'radicans'	Creeping dwarf gardenia		3	5	x			
Hamamelis virginiana	Witch Hazel	x	10-12	10-12	x	x		x
Hydrangea	Hydrangea		3-8	3-6	x			
Hypericum calycinum 'Hidcote'	St. John's Wort		4	3			x	x
Ilex cornuta 'Carissa'	Carissa Holly		4	4			x	
Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly		15	6-8			x	
Ilex crenata 'Helleri'	Japanese Helleri holly		4	5			x	
Ilex crenata 'Sky Pencil'	Sky Pencil holly		10	3	x			
Ilex crenata 'Soft Touch'	Soft touch		3	3				
Ilex verticillata	Winterberry	x	8	5				
Ilex vomitoria 'Condeaux'	Bordeaux Dwarf Yaupon Holly		3	3			x	
Illicium floridanum, parviflorum	Florida Anise	x	6	6	x	x		
Illicium henryi	Henryi, Star anise		7-15	8	x	x		
Itea virginica	Virginia sweetspire	x	2-4	4-6	x	x		x
Jasmine nudiflorum	Winter jasmine		3-4	3-4	x		x	
Kerria japonica 'Pleniflora'	Japanese Kerria, Japanese rose		5-10	6-10	x	x	x	x
Leucothoe fontanesiana and axillaris	Weeping leucothoe, variegated leucothoe	x	3-6	3-6	x	x		
Lindera benzoin	spicebush	x	6-12	6-12	x	x	x	x
Loropetalum 'Emerald snow'	Emerald Snow Fringe Flower		3-4	3-4	x			
Loropetalum 'Ruby'	Fringe flower		4-6	4-6	x			
Loropetalum chinense 'Chang Nian Hong'	'Ever Red' Fringe Flower		6	6	x			
Loropetalum chinense 'Peack' Weeping	Purple Pixie Fringe Flower		2	4	x			
Loropetalum chinense 'Rubrum'	Crimson fire'		2	3	x			
Loropetalum chinense 'Shang-hi' compact	Purple Diamond Fringe Flower		5	5	x			
Myrica cerifera	Wax Myrtle	x	6-12	6-12	x	x	x	x
Osmanthus fragrans	Fragrant tea olive		10	8	x			x

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Osmanthus heterophyllus 'Goshiki'	Goshiki' False Holly		5	4	x			
Osmanthus x fortunei	Fortune's tea olive		20	20	x			x
Philadelphus coronarius x 'Natchez'	Mock Orange		10	6	x		x	
Pieris japonica	Japanese pieris		3-12	3-8	x			
Pinus mugo	Mugo Pine		3-5	3-5	x			
Prunus caroliniana	Cherry laurel	x	12-20	8-10	x		x	
Rhododendron alabamense	Alabama Azalea	x	8	6			x	
Rhododendron canescens	Piedmont Azalea	x	6	5	x		x	
Rhododendron flammeum R. speciosum	Oconee Azalea	x	5	6				
Rosa	Shrub roses		3-6	3-5	x			
Spiraea thunbergii	Spirea - many cultivars		3-8	3-6	x			
Thuja (standish x plicata) 'Green Giant'	Arborvitae	x	30+	10	x			x
Thuja occidentalis 'Emerald'	Arborvitae		15	4	x			x
Thuja occidentalis 'Golden Globe'	Arborvitae		4	4	x			x
Thuja occidentalis 'Pyramidalis'	Arborvitae		20	6	x			x
Vaccinium arboreum	Sparkleberry	x	10	6	x			x
Vaccinium ashei	Blueberry	x	8	6	x			x
Viburnum	many varieties		5-10	5-10	x			
Viburnum prunifolium	Blackhaw Viburnum	x	12	8			x	
Viburnum rufidulum	Rusty Blackhaw	x	8	8			x	
Weigela florida	Weigela		3-20	3-12	x		x	

## Prohibited Plant List

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Georgia Exotic Pest Plant Council (GA-EPPC)		
Botanical Name	Common Name	GA-EPPC Threat Category
<b>TREE</b>		
Pyrus calleryana	Callery (Bradford) Pear	3
<b>SHRUB</b>		
Berberis thunbergii	Japanese Barberry	3
Celastrus orbiculatus	Oriental Bittersweet	1 Alert
Elaeagnus pungens	Thorny Olive	2
Elaeagnus umbellata	Autumn Olive	1
Lantana camara	Largeleaf Lantana	3
Ligustrum japonicum	Japanese Privet	2
Ligustrum lucidum	Glossy Privet	3
Ligustrum sinense	Chinese Privet	1
Mahonia bealei	Leatherleaf Mahonia	3
Nandina domestica	Nandina or Sacred Bamboo	2
Spiraea japonica	Japanese Spiraea	2
<b>VINE/GROUNDCOVER</b>		
Amelopsis brevipedunculata	Porcelain-berry	3
Hedera helix	English Ivy	1
Vinca major	Big Periwinkle	2
Vinca minor	Common Periwinkle	2
<b>GRASSES</b>		
Miscanthus sinensis	Chinese Silvergrass	2
Eragrostis curvula	Weeping Lovegrass	3
Liriope spicata	Creeping Lily Turf	3
Category 1 - Exotic plant that is a serious problem in Georgia natural areas by extensively invading native plant communities and displacing native species.		

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Category 1 Alert - Exotic plant that is not yet a serious problem in Georgia natural areas, but that has significant potential to become a serious problem.		
Category 2 - Exotic plant that is a moderate problem in Georgia natural areas through invading native plant communities and displacing native species, but to a lesser degree than Category 1 species.		
Category 3 - Exotic plant that is a minor problem in Georgia natural areas, or is not yet known to be a problem in Georgia but is known to be a problem in adjacent states.		

**Appendix Section 4.0 Reserved**

**Appendix Section 5.0 Reserved**