

# Overcrowding

Gwinnett County has adopted ordinances on overcrowding to safeguard the health and well-being of our residents. Overcrowding is dangerous because it can lead to serious health and safety risks, including:

- The spread of disease and illness and increased psychological stress
- Negative impact on brain and behavioral development of children
- Generating additional trash, which can attract rodents and other pests
- Causing safety and fire hazards due to additional room dividers, electrical wiring that does not meet building code, and a lack of fire exits for the number of people living in the home
- Increased on-street parking slows the response of emergency vehicles

## Plan of Action:

- Ensure that your home does not house more residents than are allowable per the occupancy limits and according to the one-family definition.
- Apply to Gwinnett County Planning and Development for a building permit for any changes or alterations to your existing space, garage, or basement to add additional bedrooms. Changes must be reviewed, approved, and granted a building permit.
- Building permit information and forms: [www.gwinnettcounty.com](http://www.gwinnettcounty.com)

## What does the ordinance say about overcrowding? Property Maintenance Ordinance (14-353):

Occupancy limits allow a maximum of 2 persons for each 120 square foot bedroom space. A minimum of 50 square feet of bedroom space must be added for each additional occupant.

## What does the ordinance say about non-permitted use? Unified Development Ordinance (230-100):

Single family residential districts do not allow multi-family dwellings or occupancy. A single-family dwelling allows one family defined as one of three situations: 1) related by blood, marriage, or adoption; or 2) not more than three (3) unrelated persons; or 3) two (2) unrelated persons and their children. All are subject to overcrowding requirements found in Section 14-353 of the Property Maintenance Ordinance. Also, single family structures cannot be converted to a multi-family dwelling without rezoning approval. Operating a commercial business from a residential zoning would also be prohibited (exception – customary home occupation).

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Learn more at  
[GwinnettCodeEnforcement.com](http://GwinnettCodeEnforcement.com)  
or 770.513.5020