

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 detached 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 single-family detached residences and villas and accessory uses on land 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 for townhouse dwellings and 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.

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Farmers Market (on-site products)	C										
Fishing Club or Fishing Pond	P										
Forestry and Logging	P										
Golf Driving Range	S										
Kennel or Pet Boarding	S/C										
Landscape Supply	P										
Livestock Sales Pavilion or Auction Facility	S/C										
Plant Nursery	P										
Shooting or Archery Range and similar outdoor recreation facilities	S/C										
Wild Animals, raising and keeping of	S/C										
Non-Residential Uses											
Land Use	RA-200	R-LL	R-100	R-75	R-60	R-SR	R-TH	R-IF	LRR	MRR	HRR
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 (adult or child)	P	P	P	P	P		C	C			
Landfill	S/C										
Place of Worship	C	C	C	C	C	C	C	C	C	C	C
Recreational Vehicle Park or Campground	S										
Residential Rehabilitation Center	S		S								
Sawmills and Logging Facility	S										
School, Private (College or University)	S		S								
School, Private (Primary and Secondary)	S/C		S/C								
Short-term Rental	C	C	C	C	C	C	C	C	C	C	C
Special Events Facility	S/C										
Utility Transmission and Monitoring Facility	S/C	S/C	S/C								
Residential Uses											
Land Use	RA-200	R-LL	R-100	R-75	R-60	R-SR	R-TH	R-IF	LRR	MRR	HRR
Boarding or Rooming House									C	C	C
Home Occupation	C	C	C	C	C	C	C	C	C	C	C
Dormitory	S								P	P	P
Dwelling, Accessory	C	C	C	C	C	C	C	C			
Dwelling, Cottage Court				C	C			C			
Dwelling, Duplex							C	C	C		

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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	P			
Dwelling, Townhouse							C	C			
Dwelling, Triplex								C	C		
Dwelling, Villa						C	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 or Continuing Care									P	P	P

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

210-140.1 Agricultural Uses (crop or animal production). Agricultural uses shall be subject to the following standard:

- A. 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). Agricultural uses shall be subject to the following standards:

- 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 on a parcel which contains the dwelling of the owner of the livestock is permitted, provided that the parcel is at least three 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 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 10,500 square feet.
 - b. Chickens must be kept securely in an enclosed yard or six-sided pen at all times.
 - c. Minimum pen area for chickens shall be 10 square feet per chicken.
 - d. Chickens must be housed at least 20 feet from any property line, and 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 three chickens; lots 12,500 square feet to 24,999 square feet:

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maximum of five chickens; lots 25,000 square feet to 39,999 square feet: maximum of eight chickens; lots of 40,000 square feet to 2.99 acres: maximum of 10 chickens; lots three acres or larger: no maximum.

- h. Each coop shall have at least four square feet of floor space per chicken over four 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 standards:

- 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. Guest rooms shall 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 be subject to the following standards:

- 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-high 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.
- 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 Boarding or Rooming House. Boarding or rooming houses shall be limited to no more than six non-transient boarders.

210-140.6 Cemetery, Family Cemetery or Mausoleum. Cemeteries, family cemeteries and mausoleums, except when accessory to a place of worship, shall be subject to the following standards:

- 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-wide 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 setback. 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-wide buffer and a four-foot-high

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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).

210-140.7 Community Garden. Community gardens shall be subject to the following standards:

- 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 shall 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.

210-140.8 Community Center or Cultural Facility. Community centers or cultural facilities shall be subject to the following standards. Properties not meeting these standards 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-wide buffer shall be provided adjacent to residentially zoned properties.
- 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).

210-140.9 Country Clubs or Golf Courses. Country clubs or golf courses not meeting the following standards 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

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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.

210-140.10 Day Care Facility (adult or child). Day care facilities shall be subject to the following standard:

- A. Day care facilities are only permitted in single-family detached dwellings.

210-140.11 Dwelling, Accessory. Accessory dwellings shall be subject to the following standards:

- A. Accessory dwellings are only permitted on lots with a single-family detached residence.
- B. Detached accessory dwellings shall only be located in a rear yard, and shall be subject to the following setback requirements:

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

- C. No more than one accessory dwelling unit per principal dwelling unit.
- D. The principal dwelling unit shall be owner-occupied.
- E. The accessory dwelling unit shall not exceed 50 percent of the principal residence's heated floor area.
- F. The accessory dwelling unit may be in a separate building from the principal dwelling unit or may be attached and accessible from a separate entrance.
- G. If in a separate building, the height of the building containing the accessory dwelling shall not exceed the height of the principal dwelling.
- H. 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.
- I. Accessory dwelling units shall contain a full kitchen and at least one full bathroom.
- J. The occupants of an accessory dwelling shall not be included in the calculation of occupancy for the principal dwelling or for the lot under the definition of a family.
- K. 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 principal dwelling unit.
- L. Prior to occupancy of an accessory dwelling unit, the owner of the principal single-family dwelling shall receive a Certificate of Occupancy for the accessory dwelling.

210-140.12 Dwelling, Cottage Court. Cottage courts shall be subject to the following standards:

- A. Cottage court developments shall be designed to accommodate a minimum of four and a maximum of 12 detached dwelling units surrounding a shared internal courtyard. Each unit shall have a minimum four-foot-deep and six-foot-wide front porch with direct access to the courtyard.
- B. Front porches may encroach up to six 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

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events.

- E. A cottage court 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.

210-140.13 Dwelling, Duplex. Duplex dwellings shall be subject to the following standards:

- A. The rear facades of buildings shall not 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 minimum four-foot-deep and six-foot-wide front porch.
 - 2. Shall be designed to have the external appearance of a 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.

210-140.14 Dwelling, Fourplex. Fourplex dwellings shall be subject to the following standards:

- A. The rear facades of buildings shall not 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 minimum four-foot-deep and six-foot-wide front porch.
 - 2. Shall be designed to have the external appearance of a 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 setback: 15 feet.
 - 3. Minimum rear setback: 20 feet.

210-140.15 Dwelling, Live/work. Live/work dwellings shall be subject to the following standards:

- 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 but shall not exceed 50 percent of the unit size.
- B. The rear facades of buildings shall not be oriented toward internal or external streets.
- 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.
 - 1. Live/work units in the R-TH district shall meet the following additional requirements: 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.

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3. One additional off-street parking space shall be required for each live/work unit.
4. Shall be limited to no more than two business related visitors at any given time. Business related visitors shall be limited to the hours of 8 AM to 7 PM daily.

210-140.16 Dwelling, Multifamily. Multifamily dwellings shall be subject to the following standards:

- A. No more than five percent of units shall 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 multifamily buildings.
- B. The rear facades of buildings shall not be oriented toward abutting external streets. Front facades shall have at least one direct pedestrian connection to an external sidewalk.
- C. No more than 20 percent of provided off-street parking spaces shall 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.
- D. In the MRR and HRR zoning districts, up to 20 percent of ground floor space may be utilized as non-residential uses permitted in the C-1, Neighborhood Business Zoning District.
- E. In the MRR and HRR zoning districts, all unit access above ground level shall be from interior corridors. Mechanical ventilation, breezeway, and natural ventilation openings in the exterior façade shall be prohibited.
- F. A minimum of 25 percent of units shall include usable balcony/patio space.
- G. Multifamily residential developments shall provide facilities for recycling which meet the dumpster standards of Section 230-30.13.

210-140.17 Dwelling, Multiplex. Multiplex dwellings shall be subject to the following standards:

- A. Shall be limited to a minimum of five units and a maximum of 16 units.
- C. Multiplexes shall be oriented toward abutting external streets or usable open space.
- 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 guideline.
 1. Facades shall be broken up horizontally, through building materials and offsets.
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 a corner lot, no more than two entry points shall 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 setback: 15 feet.
 3. Minimum rear setback: 20 feet.
 4. Minimum side setback: 10 feet.

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210-140.18 Dwelling, Senior-Oriented. Senior-oriented dwellings shall be subject to the following standards:

- A. All homes shall be limited to one-story; however, bonus rooms in attics shall be allowed.
- B. All homes shall include a minimum single-car garage.
- C. 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.
- D. The development 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 shall 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.

210-140.19 Dwelling, Townhouse. Townhouse dwellings shall be subject to the following standards:

- A. All townhouse dwellings shall include a minimum one-car garage that is either under the unit or detached.
- B. All rear-loaded townhouse buildings shall include a continuous walkway no less than three feet in width connecting front entrances of all dwellings to sidewalks.
- 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 front porch, with a minimum dimension of four feet by five feet.
- E. Additional guest parking shall be provided at a ratio of 0.25 spaces per dwelling unit. Guest parking shall either be provided as on-street parallel parking or within separate off-street parking lots, and shall be distributed throughout the development.
- F. All townhouse developments shall include a minimum of 50 feet of external road frontage.

210-140.20 Dwelling, Triplex. Triplex dwellings shall be subject to the following standards:

- A. The rear facades of buildings shall not 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 minimum four-foot-deep and six-foot-wide front porch.
 2. Shall be designed to have the external appearance of a single-family home.
- E. Triplexes in the R-IF District shall be located on individual lots meeting the following

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additional requirements:

1. Minimum lot size: 5,000 square feet.
2. Minimum front setback: 15 feet.
3. Minimum rear setback: 20 feet.

210-140.21 Dwelling, Villa. Villa developments shall be subject to the following standards:

- A. Villa buildings shall have a minimum of three dwelling units and a maximum of four dwelling units.
- B. The following setbacks shall apply to the perimeter of the development:
 1. Minimum front setback: 20 feet.
 2. Minimum side setback: 10 feet.
 3. Minimum rear setback: 20 feet.
- C. A minimum 12-foot-wide separation shall be maintained between buildings.
- 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 development 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 shall 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.

210-140.22 Equestrian Facility, Riding Stables, or Academy. Equestrian facilities, riding stables, or academies shall be subject to the following standard:

- A. Stables, corrals, riding rings and other similar facilities shall be located no closer than 100 feet to any property line.

210-140.23 Farmers Market. Farmers markets shall be subject to the following standard:

- A. Any temporary or permanent structure for the sale of farm products shall be located no closer than 35 feet to any side or rear property line and shall be no larger than 1,000 square feet.

210-140.24 Home Occupation. Home occupations shall be subject to the following standards:

- A. The home occupation shall be carried on only by those residing in the residence.
- B. No sale of items shall occur on the premises unless a Special Use Permit is granted by the Board of Commissioners.
- C. Personal services shall 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 five clients shall receive

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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 an enclosed structure (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 the space dedicated to on-street or off-street parking.
- G. If conducted within a dwelling unit, no more than 25 percent of the dwelling unit shall be used for conducting the home occupation. If conducted within an accessory structure, no more than 50 percent of the accessory structure shall be used for conducting the home occupation.
- H. One business vehicle used exclusively by the resident is permissible. This vehicle shall only be an automobile, pick-up truck, van, or sport-utility vehicle.

210-140.25 Kennel or Pet Boarding. Kennels or pet boarding shall be subject to the following standard:

- A. Dog runs, pens and other similar facilities shall be located no closer than 100 feet to any property line.

210-140.26 Landfill. Landfills shall meet the following standards:

- A. A minimum 200-foot-wide 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-wide natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.
- 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 of Commissioners:
 - 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

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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.

210-140.27 Livestock Sales Pavilion or Auction Facility. Livestock sales pavilions or auction facilities shall be subject to 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.

210-140.28 Personal Care Home, Congregate. Congregate personal care homes shall be located on a lot of at least one acre in size.

210-140.29 Personal Care Home, Family. Family personal care homes shall be located on a lot of at least one acre in size.

210-140.30 Personal Care Home, Group. Group personal care homes shall be located on a lot of at least one acre in size.

210-140.31 Place of Worship. In all residential zoning districts, places of worship shall be subject to the following standards. 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 yard.
- D. A minimum 20-foot-wide buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50-foot-wide 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 year.
- F. Day Care Centers and Day Care Facilities are allowed as an accessory use. The following accessory uses may be allowed upon approval of a Special Use Permit:
 - 1. Lighted outdoor ball fields, pools, or similar recreation facilities.
 - 2. Cemeteries or mausoleums.
 - 3. Private schools (K-12).

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4. Health and social services: including out-patient clinics, transitional housing, shelters, and other similar facilities.

210-140.32 School, Private. Private schools shall be subject to the following standards:

- 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:
 1. A minimum 50-foot-wide natural, undisturbed buffer shall be maintained adjacent to residential zoning.
 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.

210-140.33 Shooting or Archery Range and similar Outdoor Recreation Facilities. Shooting or archery ranges and similar outdoor recreation facilities shall be subject to the following standards:

- 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.
- 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.

210-140.34 Short-term Rental. Short-term rentals shall be subject to the following standards:

- A. There shall be no exterior evidence that a dwelling, part of a dwelling, or a dwelling unit 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. 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

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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.

210-140.35 Special Events Facility. Special events facilities shall be subject to 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 three acres.
- 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.
- D. Guests shall be limited to no more than 150 people (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 adjacent to all residentially-zoned properties.

210-140.36 Utility Transmission and Monitoring Facility. Utility transmission and monitoring facilities shall be subject to the following standards:

- A. Facilities shall be set back a minimum of 50 feet from rights-of-way, and the side and rear setbacks for the principal building shall apply.
- B. Facilities shall be enclosed by an opaque fence or wall. A row of evergreen trees shall be planted along the fence or wall to provide an effective year-round visual screen.
- C. Storage of vehicles and equipment outside of the fence or wall shall be prohibited.
- D. No signage shall be permitted for the facility.

210-140.37 Wild Animals, raising and keeping of. Any resident who raises or keeps a wild or exotic animal shall be subject to the following standards:

- 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 shall 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 Rezoning, 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.

Dimensional Standard	O-I	C-1	C-2	C-3	M-1	M-2
Max. FAR	3.0	0.5	1.0	2.0	1.0	2.0
Min. Lot Size (acres) ¹	N/A	N/A	N/A	N/A	1	1
Min. Lot Width (ft.)	N/A	N/A	N/A	N/A	150	150

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Max. Lot Coverage (% of lot)	80	80	80	80	80	80
Min. Front Setback (ft.)	0	0	0	0	50	75
Min. Rear Setback (ft.)	0	0	0	0	50	75
Min. Side Setback (ft.)	0	0	0	0	25	35
Max. Bldg. Height (ft.)	75	35	45	60	45	45

¹Larger minimum lot sizes may be required for lots served by septic.

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 211-90.

S/C: A Special Use Permit is required, and conditional use standards apply.

General Commercial Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
Eating and Drinking Establishments, not included below		P	P	P		
Brewpub		P	P	P	P	P
Restaurant, with drive-in or drive-through service			P	P		
Lodging Establishments, not included below	C	C	C	C		
Bed and Breakfast Inn		P	P	P		
Extended Stay Establishment			S/C	S/C		
Business, Medical, or Professional Offices, not included below	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
Radio, Recording, or Television Studio			P	P	P	P
Research and Testing Laboratory	P			P	P	P
Personal Services Establishments, not included below		P	P	P		
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
ATM, standalone drive-up			P	P		
Bail Bonding Company				S		
Catering Service Establishment	S	S	P	P	P	P
Check Cashing/Payday Loan Establishment, principal use			S	S		
Commercial Kitchen	P	S	P	P	P	P
Day Care Center (adult or child)	P	P	P	P	S	S
Driving Instruction School				P	P	P
Locksmith Establishment		P	P	P	P	P

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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
Retail Sales or Rental of Goods Establishments, not included below		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		
Fireworks Sales, accessory use		P	P	P		
Fireworks Sales Establishment, principal use			S	S		
Furniture Sales or Rental Store			P	P		
Garden Supply Center			P	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
Entertainment and Recreation Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
Indoor Entertainment and Recreation Facilities, not included below		S	P	P	P	P
Adult Entertainment Establishment					C	C
Fitness Center		P	P	P	S	S
Hookah/Vapor Bar, or Cigar Lounge			S/C	S/C		
Lounge or Nightclub Establishment			S	P		
Microbrewery or Microdistillery Facility			C	C	C	C
Movie Studio	P			P	P	P
Movie Theater			P	P		
Pool or Billiards Hall			P	P		
Shooting or Archery Range, indoor			S	S	S	S
Special Events Facility	S	S	P	P	S	S
Outdoor Entertainment and Recreation Facilities, not included below			S	P	S	S
Aircraft Landing Field, private			S	S	S	S
Shooting or Archery Range, outdoor				S	S	S
Recreational Vehicle Park or Campground			S	P		
Civic and Institutional Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
Civic, Private and Public Institutions, not listed below	P	P	P	P		
Club, Lodge, or Fraternal Organization Facility	S	P	P	P	S	S
Cemetery, Family Cemetery, or Mausoleum			S/C	S/C		
Crematory, accessory use			S/C	S/C	C	
Crematory, principal use					S/C	S/C
Community Center or Cultural Facility		P	P	P	S	S
Funeral Home (without crematory)			C	C	P	
Place of Worship	P	P	P	P	P	P
School, College, Private, Trade, or similar	C	C	C	C	S/C	S/C
Shelter, Residential			S	S	S	S
Hospitals and Related Healthcare Facilities, not included below	P		P	P		

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Nursing Home	P	P	P	P		
Personal Care Home, Congregate	S	P	P	P		
Personal Care Home, Group	S	P	P	P		
Residential Rehabilitation Center (alcohol or drug)	S	S	S	S		
Retirement Community, Continuing Care	P	P	P	P		
Retirement Community, Independent Living	S					
Residential Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
Dwelling, Multifamily	C					
Automobile, Truck, Recreational Vehicle, Motorcycle, Boat, ATV, and Related Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
Vehicle Rental and Related Services Establishments, not included below	S		S	P	P	P
Heavy Truck and Heavy Equipment Establishment					S	P
Taxi or Limousine Service Establishment				P	S	S
Vehicle Repair, Service, and Body Work Establishments, not included below			S	P	S	S
Aircraft Hanger or Maintenance Facility					P	P
Convenience Store, with Fuel Pumps			S	P		
Emissions Inspections Establishment			S	C	C	C
Fleet Vehicle Repair Establishment					P	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		
Vehicle Sales and Related Services Establishments, not included below			S/C	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
Contractors Offices, not included below				P	P	P
Carpet or Upholstery Cleaning Service Office			P	P	P	P
Heavy/Civil Construction/Logging Contractors Office with Outdoor Storage					S	P
Landscaping Contractors Office with Outdoor Storage			S	C	C	C
Heavy Industrial Facilities, not included below						P
Asphalt Plant						S
Composting Facility, municipal solid waste						S
Landfill						S
Poultry or Meat Slaughterhouse or Processing Plant						S
Quarry, Mine, or Borrow Pit						S
Recovered Materials Processing Facility						S/C
Salvage Operation or Junk Yard						S/C
Solid Waste Transfer Station						S
Waste Incineration Facility						S
Light Industrial Facilities, not included below					P	P
Ambulance or Medical Transport Company			S	P	P	P
Brewery			S	S	P	P

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Carpet or Upholstery Cleaning Service			S	P	P	P
Distillery			S	S	P	P
Stone Yard or Stone Cutting Establishment			S	S	P	P
Storage Tank, principal use					S	S
Towing or Wrecker Service Establishment					S	S
Truck Terminal or Intermodal Transfer Station					S	S
Wood or Lumber Processing Facility					S/C	C
Utility and Infrastructure Facilities, not included below					P	P
Data Center					P	P
Telecommunications Tower and/or Antenna	C	C	C	C	C	C
Utility Transmission and Monitoring Facility	S/C	S/C	C	C	C	P
Warehouse, Wholesale, and Distribution Facilities, not included below					P	P
Auction House				P	P	P
Landscape Supply				S	P	P
Plant Nursery				S	P	P
Self-Storage Facility			S/C	S/C	S/C	S/C
Outdoor Sales, Storage and Display Uses						
Land Use	O-I	C-1	C-2	C-3	M-1	M-2
Outdoor Sales and Storage of Goods, not included below			S/C	C	C	C
Automobile or Truck Storage Lot, principal use				S/C	S/C	C
Parking Structure or Lot, principal use	S	S	P	P	P	P
Outdoor Display or Sales of Merchandise	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 standards:

- 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, principal use. Automobile or truck storage lots shall be subject to the following standards:

- A. Storage lots for commercial vehicles, semis and/or tractor trailers shall be located on a site containing no less than 10 acres.
- B. The entire lot shall be surrounded by a 15-foot-wide buffer adjacent to any public street, a 25-foot-wide buffer adjacent to a non-residential zoning district, and a 50-foot-wide 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.

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- 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, 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 be subject to the following standards:

- A. The cemetery shall 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-wide 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 setback. 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-wide 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 Crematory (Principal or Accessory). Crematories as a principal or accessory use shall be subject to the following standard:

- A. The facility shall be located at least 1,000 feet from residential property lines. Distance shall be measured by a straight line without regard to intervening structures or objects, from the structure to the closest point on a boundary.

211-90.6 Dwelling, Multifamily. Multifamily dwellings shall be subject to the following standards:

- A. No more than five percent of units shall 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 multifamily buildings.
- B. The rear facades of buildings shall not be oriented toward abutting external streets. Front facades shall have at least one direct pedestrian connection to an external sidewalk.
- C. No more than 20 percent of provided off-street parking spaces shall 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.
- D. All unit access above ground level shall be from interior corridors. Mechanical ventilation, breezeway, and natural ventilation openings in the exterior façade shall be prohibited.
- E. A minimum of 25 percent of units shall include usable balcony/patio space.
- F. Multifamily residential developments shall provide facilities for recycling which meet the dumpster standards of Section 230-30.13.
- G. A minimum 10 percent open space including five percent useable open space shall be provided.

211-90.7 Emissions Inspections Establishment. Emissions inspections establishments shall be subject to the following 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

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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 lanes shall not occupy any required on-site parking space or encroach into any minimum required driveway width.

211-90.8 Extended Stay Establishment. Extended stay establishments shall be subject to the following standards:

- A. The minimum lot size shall be two acres.
- B. Management shall be on duty 24 hours a day.
- C. No business shall operate from any guest room within the facility.

211-90.9 Funeral Home without Crematory. Funeral homes without a crematory shall be subject to the following standard:

- A. The facility shall be located at least 1,000 feet from residential property lines. Distance shall be measured by a straight line without regard to intervening structures or objects, from the structure to the closest point on a boundary.

211-90.10 Hookah/Vapor Bar or Cigar Lounge. Hookah/vapor bars and cigar lounges shall be subject to the following standards:

- A. Smoking of vapor products or hookah in any establishment that serves alcohol or food shall be prohibited.
- 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.

211-90.11 Landfill. Landfills shall be subject to the following standards:

- 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-wide 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-wide 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.

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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.

211-90.12 Landscaping Contractors Office with Outdoor Storage. Landscaping Contractors Office with Outdoor Storage shall be subject to the following standards:

- A. 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. Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
 3. Outdoor storage shall be fully screened by a solid wood fence, masonry wall or slatted chain-link fence at least 8 feet in height.
 4. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.
 5. The required 15-foot setback distance shall be landscaped to provide a year-round vegetative screen.

211-90.13 Lodging Establishment. Lodging establishments shall be subject to the following standards:

- 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.
- B. Each lodging establishment must provide management on duty 24 hours a day.
- C. No business may operate from any guest room within the facility.

211-90.14 Microbrewery or Microdistillery Facility. Microbrewery or microdistillery facilities 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.

211-90.15 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:

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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 which is normally found within the on-premises business.
4. Merchandise shall not be located on sidewalks that are less than six feet in depth and shall not extend beyond the limits of the sidewalk.
5. All such display or sales shall meet applicable building, fire and safety codes.

211-90.16 Outdoor Sales and Storage of Goods. Outdoor sales and storage of goods shall be subject to the following standards:

- 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. The required setback shall be landscaped to provide a year-round vegetative screen.
 2. Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
 3. Outdoor storage shall be fully screened by a solid wood fence, masonry wall or slatted chain-link fence at least eight feet in height.
 4. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.

211-90.17 Recovered Materials Processing Facility. Recovered materials processing facilities shall be subject to the following standards:

- A. The minimum lot area for such facilities shall be two 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 three-foot-high landscaped earthen berm with a maximum slope of 3 to 1 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 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.

211-90.18 Salvage Operation or Junk Yard. Salvage operations or junk yards shall be subject to the following standard:

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- A. The minimum lot area for such facilities shall be two acres.

211-90.19 School, college, private, trade, or similar. Private schools shall be subject to the following standards. 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-wide natural, undisturbed buffer shall be maintained adjacent to residential zoning.
 - 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.

211-90.20 Self-Storage Facility. Self-storage facilities shall be subject to the following 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.

211-90.21 Telecommunications Tower and/or Antenna. Telecommunications towers and/or antennas shall be subject to the standards of Chapter 98 of the Gwinnett County Code of Ordinances.

211-90.22 Utility Transmission and Monitoring Facility. Utility transmission and monitoring facilities shall be subject to the following standards:

- A. Facilities shall be set back a minimum of 50 feet from rights-of-way, and the side and rear

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setback setbacks for the principal building shall apply.

- B. Facilities shall be enclosed by an opaque fence or wall. A row of evergreen trees shall be planted along the fence or wall to provide an effective year-round visual screen.
- C. Storage of vehicles and equipment outside of the fence or wall shall be prohibited.
- D. No signage shall be permitted for the facility.

211-90.23 Vehicle Sales and Related Services Establishment. Vehicle sales and related services establishments shall be subject to the following standards:

- A. Such establishments shall be located on lots with a minimum size of two acres.
- B. All inventory vehicles shall be located in parking spaces as specified in Section 240-20.

211-90.24 Vehicle Washing Establishment. Vehicle washing establishments shall be subject to the following standard:

- 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.

211-90.25 Wood or Lumber Processing Facility. Wood chipping and shredding and log splitting facilities shall be subject to the following 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 3 to 1 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.

Dimensional Standard	OSC	TND
Max. Density (units per acre)	2.5	8.0
Min. Lot Size (sq. ft.)	5,000	N/A
Min. Lot Width (ft.)	50	N/A
Max. Lot Coverage (% of lot)	70	80
Min. Front Setback (ft.) ³	10	10
Min. Rear Setback (ft.) ¹	20	20 ²
Min. Side Setback (ft.) ¹	5	5 ²
Max. Bldg. Height (ft.)	35	35
Min. Project Area (acres)	10	5
Min. Open Space (% of site)	40	10
Min. Usable Open Space (% of site) ⁴	10	5

¹ Where the rears or sides of single-family attached or detached residential buildings are oriented toward an external public street, a 10-foot-wide landscape strip within a 40-foot-wide setback adjacent to the right-of-way shall be required between the property line and residential units.

² Applies only to single family detached lots.

³ Contextual front setbacks apply per Section 230-40.5.

⁴ The minimum usable open space counts towards the total open space requirement.

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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 standards in Section 212-50.

Land Use	OSC	TND
Beekeeping	C	C
Community Garden	C	C
Day Care Facility (adult or child)	P	C
Dwelling, Accessory	C	C
Dwelling, Cottage Court		C
Dwelling, Duplex		C
Dwelling, Live/Work		C
Dwelling, Single-Family Detached	P	P
Dwelling, Townhouse		C
Home Occupation	C	C
Non-Residential Uses in the O-I and C-1 Zoning Districts		per Sec. 211-80
Short-term Rentals	C	C

Section 212-50. Conditional Uses within Special Residential Zoning Districts.

212-50.1 Beekeeping. Beekeeping shall be subject to the following standards:

- 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-high 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.
- 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 Community Garden. Community gardens shall be subject to the following standards:

- A. The garden shall not be located within any required buffer.
- B. Outdoor lighting shall be prohibited.
- C. The garden shall be within a fully fenced area. See fence regulations in Section 230-80.

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- D. Signage shall be limited to a single, non-illuminated sign of no more than four square feet.
- E. Gardening equipment and machinery must be stored in an enclosed, secure building or shed.
- F. Retail sales shall be prohibited.
- G. 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.
- H. The garden must maintain an orderly appearance and shall not be neglected or allowed to become overgrown or eroded.
- I. 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.

212-50.3 Day Care Facility (adult or child). Day care facilities shall be subject to the following standard:

- A. Day Care Facilities are only permitted in single-family detached dwellings.

212-50.4 Dwelling, Accessory. Accessory dwellings shall be subject to the following standards:

- A. Accessory dwellings are only permitted on lots with a single-family detached residence.
- B. Detached accessory dwellings shall only be located in a rear yard, and shall be subject to the following setback requirements:

Zoning District	Minimum Side Setback	Minimum Rear Setback
OSC	10 feet	15 feet
TND (rear-loaded lot)	5 feet	5 feet
TND (front-loaded lot)	5 feet	10 feet

- C. No more than one accessory dwelling unit per principal dwelling unit.
- D. The principal dwelling unit shall be owner-occupied.
- E. The accessory dwelling unit shall not exceed 50 percent of the principal residence's heated floor area.
- F. The accessory dwelling unit may be in a separate building from the principal dwelling unit or may be attached to the principal residence and accessible from a separate entrance.
- G. If in a separate building, the height of the building containing the accessory dwelling shall not exceed the height of the principal dwelling.
- H. 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.
- I. An accessory dwelling unit shall contain a full kitchen and at least one full bathroom.
- J. The occupants of an accessory dwelling shall not be included in the calculation of occupancy for the principal dwelling or for the lot under the definition of a family.
- K. 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 principal dwelling unit.
- L. Prior to occupancy of an accessory dwelling unit, the owner of the principal dwelling shall apply for a Certificate of Occupancy for the accessory dwelling.

212-50.5 Dwelling, Cottage Court. Cottage courts shall be subject to the following standards:

- A. Cottage court developments shall be designed to accommodate a minimum of four and a maximum of 12 detached dwelling units surrounding a shared internal courtyard. Each unit shall have a minimum four-foot-deep and six-foot-wide front porch with direct access to the courtyard.
- B. Front porches may encroach up to six feet into the courtyard.
- C. Each dwelling unit shall have a maximum building footprint of 1,200 square feet and a maximum

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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 court 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.

212-50.6 Dwelling, Duplex. Duplex dwellings shall be subject to the following standards:

- A. Duplexes may be side-by-side or stacked.
- B. Each unit shall have a full kitchen and at least one full bathroom and bedroom.
- C. Duplexes shall meet the additional following design guidelines:
 - 1. Have a minimum four-foot-deep and six-foot-wide front porch.
 - 2. Shall be designed to have the external appearance of a single-family home.
- D. Duplexes shall be located on individual lots meeting the following additional requirements:
 - 1. Minimum lot size: 5,000 square feet.

212-50.7 Dwelling, Live/work. Live/work dwellings shall be subject to the following standards:

- 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 but shall not exceed 50 percent of the unit size.
- B. An occupational tax certificate for the non-residential (work) use shall be required. Live/work units shall not be considered home occupations.
- C. Shall be limited to no more than 10 percent of total units within a TND development.
- D. Shall be limited to professional office uses only. No personal service uses shall be permitted.
- E. One additional on-street or off-street parking space shall be required for each live/work unit.
- F. 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 7 PM daily.
- G. Shall be within owner-occupied townhouses.

212-50.8 Dwelling, Townhouse. Townhouse dwellings shall be subject to the following standards:

- A. All townhouse dwellings shall include a minimum one-car garage that is either under the unit or detached.
- B. All rear-loaded townhouse buildings shall include a continuous walkway no less than three feet in width connecting front entrances of all dwellings to sidewalks.
- C. All townhouse units shall provide a front porch, with a minimum dimension of four feet by five feet. Additional guest parking shall be provided at a ratio of 0.25 spaces per dwelling unit. Guest parking shall either be provided as on-street parallel parking or within separate off-street parking lots, and shall be distributed throughout the development.

212-50.9 Home Occupation. Home occupations shall be subject to the following standards:

- A. The home occupation shall be carried on only by those residing in the residence.
- B. No sale of items shall occur on the premises unless a Special Use Permit is granted by the Board of Commissioners.
- C. Personal services shall 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 five clients shall receive service in any residence per day.