

## 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.

### ~~loading~~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 boundaries of the following Overlay Districts shall be as shown on the Official Zoning Map, maintained by the Department of Planning and Development, and which may be amended from time to time by the Board of Commissioners:
  - 1. Mall of Georgia Overlay District.
  - 2. Grayson/Highway 20 Corridor Overlay District.
  - 3. Centerville/Highway 124 Corridor Overlay District.

## Title 2: Land Use and Zoning

4. Highway 124/324/Hamilton Mill Road Overlay District.

5. Highway 78 Corridor Overlay District.

6. Five Forks Trickum Overlay District.

~~A-B.~~ The requirements of ~~each~~ the Overlay District shall apply to all non-residential, townhouse, mixed-use, and attached residential/multifamily properties within the ~~unincorporated areas as shown on~~ Overlay District. 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:

1. ~~Mall of Georgia Overlay District Map.~~

2. ~~Grayson/Highway 20 Corridor Overlay District Map.~~

3. ~~Centerville/Highway 124 Corridor Overlay District Map.~~

## Title 2: Land Use and Zoning

~~4. Highway 124/324/Hamilton Mill Road Overlay District Map.~~

~~5. Highway 78 Corridor Overlay District Map.~~

~~76. 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.~~

~~2.1.~~ All new utility lines shall be located underground.

~~3.2.~~ 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 minimum four-foot-wide sidewalk ~~that is a minimum of four feet wide~~ shall connect entrance(s) of buildings to the public rights-of-way.

~~4.3.~~ At the following locations, sidewalks shall be constructed with an additional two-foot-deep by eight-foot-wide 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.

~~5.4.~~ 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~~.

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.           |

## Title 2: Land Use and Zoning

~~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 [most recently adopted](#) Gwinnett ~~County Open Space and Greenway~~[Countywide Trails](#) Master Plan and be maintained in accordance with Section ~~900-10360-110~~ 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~~[three](#) inches caliper or greater.

~~1.~~

2. ~~2.~~ Landscape islands shall be provided within parking lots no farther apart than every 15 parking spaces, meeting all other requirements of this UDO.

2. 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.

3. Provide street trees spaced 50 feet on-center or grouped at 120 feet on-center adjacent to the ~~right of way~~[street](#) on the following roads:

a. Mall of Georgia Overlay:

- i. Buford Drive
- ii. Woodward Crossing Boulevard
- iii. Mall of Georgia Boulevard

b. Grayson/Highway 20 Overlay:

- i. Grayson Highway
- ii. Loganville Highway
- iii. Sugarloaf Parkway
- iv. Webb Gin House Road
- v. Hillside Drive
- vi. Cooper [Road](#)/Ozora Road
- vii. Oak Grove Road
- viii. Hope Hollow Road
- ix. Hoke O'Kelly Mill Road

## Title 2: Land Use and Zoning

- x. Brand Road
  - c. Centerville/Highway 124 Overlay:
    - i. Scenic Highway
    - ii. Centerville Highway
    - iii. Highpoint Road
    - iv. Everson [Road](#)/Springdale Road
    - v. Bethany Church [Road](#)/Zoar Road
    - vi. Zoar Church Road
    - vii. Annistown [Road](#)/Centerville-Rosebud Road
    - viii. Campbell Road
    - ix. Lee Road
    - x. Anderson-Livsey Lane
  - d. Highway 124/324/Hamilton Mill Overlay
    - i. Braselton Highway
    - ii. Gravel Springs Road
    - iii. Auburn Road
    - iv. Hamilton Mill Road
  - e. Highway 78 Overlay
    - i. ~~East-~~ Park Place ~~Bld~~[Boulevard](#)
    - ii. Hewatt Road
    - iii. Highpoint Road
    - iv. Killian Hill Road
    - v. Parkwood Road
    - vi. Rockbridge Road
    - vii. Stone Mountain Highway
    - viii. ~~West-~~ Park Place ~~Bld~~[Boulevard](#)
  - f. Five Forks Trickum Overlay
    - i. Five Forks Trickum Road
    - ii. Killian Hill Road
    - iii. Rockbridge Road
    - iv. Old Tucker Road
    - v. River Drive
    - vi. Dogwood Road
    - vii. Oak Road
    - viii. Tom Smith Road
    - ix. Bowers Road
- 4. All street trees shall be a minimum ~~3~~[three](#)-inch caliper at the time of planting. Street trees shall be located between the sidewalk and back-of-curb within a minimum ~~5~~[five](#)-foot-wide ~~landscape~~

## Title 2: Land Use and Zoning

grassed 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.

5. 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 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~~shall~~ 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 shall~~may~~ be located between the front building line of ~~a the closest building to the right-of-way 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 closest to the right-of-way 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.~~
- ~~6.5.~~ 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.
- ~~7.6.~~ Shopping cart corrals located in the parking areas of retail developments shall be of decorative quality.
- ~~8.7.~~ 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~~ are prohibited.
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.



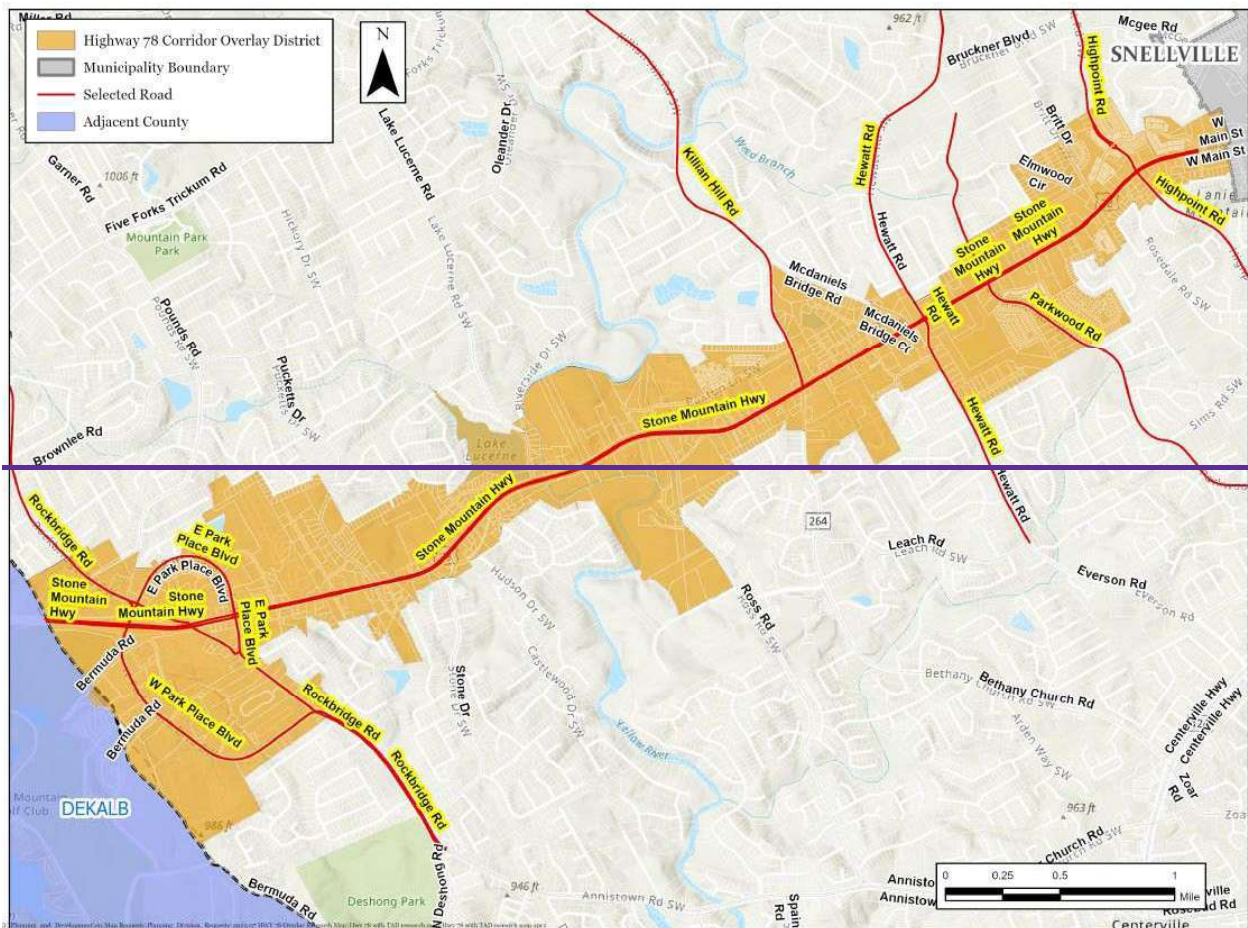
## Title 2: Land Use and Zoning

Denial of the Director's decision shall be subject to appeal pursuant to Chapter 270, Procedures, of this UDO.

### 214-20.4 Prohibited Uses within the Five Forks Trickum Overlay District.

A. The following uses located in the Five Forks Trickum Overlay District within the following major land use categories as listed in Section 211.80 of this UDO shall be prohibited require a Special Use Permit:-

1. Smoke, Novelty, or CBD Shop;
- 1.2. Vehicle Rental and Related Services Establishments;
- 2.3. Vehicle Repair, Service, and Body Work Establishments;
4. Vehicle Sales and Related Service Establishments.



### 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.