

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**ORDINANCE ENTITLED:** Gwinnett Place Overlay District

**ADOPTION DATE:** October 22, 2024

At the regular meeting of the Gwinnett County Board of Commissioners held in the Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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| <u>Name</u>                       | <u>Present</u> | <u>Vote</u> |
|-----------------------------------|----------------|-------------|
| Nicole L. Hendrickson, Chairwoman | Yes            | Aye         |
| Kirkland Carden, District 1       | Yes            | Aye         |
| Ben Ku, District 2                | Yes            | Aye         |
| Jasper Watkins, III, District 3   | Yes            | Aye         |
| Matthew Holtkamp, District 4      | Yes            | Aye         |

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On motion of Commissioner Watkins, which carried 5-0, the Gwinnett County Board of Commissioners hereby amends Chapter 214 of Title 2 of the Unified Development Ordinance to create Section 214-60 "Gwinnett Place Overlay District", as set forth in Exhibit A attached hereto, and hereby amends the Official Zoning Map of Gwinnett County to designate the boundaries of the Gwinnett Place Overlay District, as set forth in Exhibit B attached hereto.

**WHEREAS**, the Gwinnett County Board of Commissioners is committed to utilizing available resources to promote the preservation and improvement of the health, welfare, and public safety of the citizens of Gwinnett County; and

**WHEREAS**, the Unified Development Ordinance contains regulations governing zoning and land use, development and permitting, landscape requirements and architectural guidelines, as well as procedures for the administration and application of those regulations; and

**WHEREAS**, the Gwinnett County Board of Commissioners desires that the Unified Development Ordinance provide appropriate and sound regulation of land use, zoning, development, and permitting; and

**WHEREAS**, the Gwinnett County Board of Commissioners adopted the Unified Development Ordinance on February 25, 2014, and has since amended it from time to time; and

**WHEREAS**, the Unified Development Ordinance provides that the text thereof may be amended from time to time by the Board of Commissioners following submission of certain items to the Municipal-Gwinnett County Planning Commission for review and recommendation; and

**WHEREAS**, Gwinnett Place Mall opened in 1984 as one of the preeminent shopping designations in the region for many years, but began to decline with competition and the changing retail environment; and

**WHEREAS**, the Gwinnett County Board of Commissioners purchased 39.06 acres of the Gwinnett Place Mall in April 2021; and

**WHEREAS**, the Gwinnett County Board of Commissioners adopted the Gwinnett Place Mall Equitable Redevelopment Plan in August 2022, and the Gwinnett Place Mall Site Revitalization Strategy in February 2023, as a vision and guide for the development of Gwinnett Place Mall; and

**WHEREAS**, the Gwinnett County Board of Commissioners approved the purchase of 23 acres of the Gwinnett Place Mall in September 2024; and

**WHEREAS**, the Gwinnett County Board of Commissioners identified the need to codify the Gwinnett Place Mall Site Revitalization Strategy by establishing the Gwinnett Place Overlay District; and

**WHEREAS**, the Gwinnett Place Overlay District addresses permitted uses and controls for the look, feel, and form based on the incorporation of six design elements: 1) Density, Height and Bulk, 2) Streets and Streetscape, 3) Parking and Loading, 4) Landscaping and Screening, 5) Open Space, and 6) Building Design; and

**WHEREAS**, the Board of Commissioners finds it is in the best interest of Gwinnett County to adopt the recommended text and map amendments to the Unified Development Ordinance; and

**NOW, THEREFORE, BE IT RESOLVED** that Chapter 214 of Title 2 of the Unified Development Ordinance is hereby amended as set forth in Exhibit A attached hereto, and the Official Zoning Map is hereby amended as set forth in Exhibit B; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that this ordinance shall be effective upon adoption.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *Nicole L. Hendrickson*  
Nicole L. Hendrickson, Chairwoman

Date Signed: *11/12/2024*

ATTEST:

By: *Dina M. King*  
County Clerk/Deputy County Clerk



APPROVED AS TO FORM:

By: *Jean S. Carter*  
Deputy County Attorney

# EXHIBIT A

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## Section 214-60. Gwinnett Place Overlay District

### Sec. 214-60.1. Purpose and Intent.

The purpose of the Gwinnett Place Overlay District is to enhance the vitality and livability of the former Gwinnett Place site by encouraging redevelopment of the area. Specifically, the district is intended to:

- A. Promote the vision for the redevelopment of the former mall site and surrounding area as envisioned in the Gwinnett Place Mall Equitable Redevelopment Plan, the Gwinnett Place Mall Site Revitalization Strategy, and the Gwinnett County Unified Plan.
- B. Promote and improve the market attractiveness of Gwinnett Place for investment by the private and public sectors.
- C. Provide a range of high quality and aesthetically compatible housing options to accommodate a variety of housing needs within the County.
- D. Encourage the revitalization of underutilized commercial areas and large areas of surface parking into pedestrian-oriented developments that provide a complementary mix of uses, including a variety of residential options, within convenient walking distance.
- E. Allow and encourage development densities and land use intensities that will provide for productive use of active transportation modes such as transit, bicycling, and walking.
- F. Promote a range of usable and interconnected open spaces including parks, plazas, multimodal trails, and squares that contribute to the redevelopment of the site and the creation of a sense of place and community for residents.
- G. Provide connectivity of street and sidewalk networks for enhanced transit, vehicular, and pedestrian circulation thereby reducing the dependence on automobiles and providing opportunities for alternative modes of travel.
- H. Encourage design that is harmonious and orderly to secure the redevelopment of Gwinnett Place through these regulations.

### Sec. 214-60.2. Applicability.

- A. The boundaries of the Gwinnett Place Overlay District 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.
- B. The Gwinnett Place Overlay District shall function as an overlay zoning, wherein the standards of this overlay apply in addition to those of the underlying zoning. Whenever this overlay imposes a standard that is in conflict with the provisions of any other statute or conditions of zoning approval, the requirements of the Overlay District shall govern.
- C. All buildings, structures, or land, in whole or in part, shall be used, occupied, erected, constructed, moved, enlarged, or structurally altered, in conformance with this overlay, subject to Section 214-60.4. Redevelopment Thresholds.
- D. Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued provided that the construction under the terms of such permit is diligently followed until its completion, or a lawful permit

## Section 214-60. Gwinnett Place Overlay District

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application has been accepted before the effective date of this overlay as detailed in Section 100-50 of this UDO.

### Sec. 214-60.3. Definitions.

The following words, terms, and phrases shall have the following meanings when used in this overlay:

- A. *Active uses.* Space within a building serviced by plumbing, heating, and electricity and limited to uses permitted within this overlay.
- B. *Director.* The Director of Planning and Development or their designee.
- C. *Overlay, this.* The Gwinnett Place Overlay District.
- D. *Pedestrian way.* An area external to any building or structure permitting unrestricted public accessibility to pedestrian-only traffic containing an unobstructed pedestrian path meeting the requirements of Section 214-60.7.
- E. *Stub-out.* A shortened thoroughfare which is intended to provide connectivity at some point in the future and which provides all necessary easements for such connectivity.
- F. *Underlying zoning district.* The base zoning district applicable to a parcel shown on the official zoning map.

### Sec. 214-60.4. Redevelopment Thresholds.

- A. *Redevelopment thresholds.*
  - 1. *Renovations.* Renovations, alterations, adaptations, restorations, repairs, or other physical modification to a structure or portion of a structure that existed before adoption of this overlay shall be subject to the provisions of Chapter 260 of this UDO, unless the requirements of "2" through "4" immediately below otherwise apply.
  - 2. *Expansion.* Expansions to any building or use in which the floor area is increased by at least 25% of the existing floor area shall be subject to the provisions of this overlay, with the exception of Section 214-60.7 Street and Pedestrian Way Standards.
  - 3. *Site Disturbance.* Site disturbance or modifications shall be subject to the provisions of Section 214-60.8 of this overlay.
  - 4. *Change of use.* Change from a use that existed before adoption of this overlay shall be subject to the provisions of this overlay with the exception of Section 214-60.7 Street and Pedestrian Way Standards.
  - 5. *Multiple thresholds.* When a proposed activity includes multiple thresholds identified in "2" through "4" immediately above, the provisions of each applicable threshold shall apply.

### Sec. 214-60.5. Use Provisions.

- A. *General.* Uses within the Gwinnett Place Overlay are as listed below.
- B. *Permitted Residential Uses.* Permitted residential uses within this overlay shall be those uses listed in the HRR district in Section 210-130 of this UDO, including all applicable conditional use standards.

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- C. *Permitted Nonresidential Uses.* Permitted nonresidential uses within this overlay shall be those uses listed in the C-2 district in Section 211-80 of this UDO, except as specified in “D” below.
- D. *Prohibited Uses.* The following use are prohibited in this overlay:
1. Aircraft Landing Field, private.
  2. Ambulance or medical transport company.
  3. Animal Care Establishment, with outdoor pens or runs.
  4. Carpet or Upholstery Cleaning Service.
  5. Carpet or Upholstery Cleaning Service Office.
  6. Cemetery or Mausoleum.
  7. Check cashing/payday loan establishments.
  8. Collection bin.
  9. Convenience store with fuel pumps.
  10. Crematory.
  11. Discount, dollar, or thrift store.
  12. Drive Through
  13. Extended stay facility.
  14. Firework sales, Principal Use.
  15. Funeral home.
  16. Garden supply center.
  17. Hookah or Vapor Lounge.
  18. Landscaping Contractors Office.
  19. Outdoor storage.
  20. Personal Care Homes.
  21. Private parking lot, standalone.
  22. Recreational Vehicle Park or Campground.
  23. Restaurant, with drive-in or drive-thru service.
  24. Self-storage facility.
  25. Shelters, community or residential.
  26. Smoke, Novelty, or CBD Shop.
  27. Stone yard or stone cutting establishment.
  28. Title loan facility.
  29. Vehicle Rental and Related Service Establishments.
  30. Vehicle Repair, Service, and Body Work Establishments.

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31. Vehicle Sales and Related Service Establishments.

### Sec. 214-60.6. Density, Height, and Bulk Requirements.

- A. There shall be no maximum FAR in this Overlay.
- B. A minimum FAR of 2.0 is required for all new development, except as follows:
  - 1. Additional floor area is being added to an existing structure; or
  - 2. All existing floor area is demolished to create a vacant lot; or
  - 3. Parks and open space is the principal use of the lot.
- C. There shall be no maximum height limit within this Overlay. All new buildings must be a minimum of 2 stories in height.
- D. Buildings shall be setback from the back of the required sidewalk a maximum of 10 feet.

### Sec. 214-60.7. Street and Pedestrian Way Standards.

- A. Streets.
  - 1. New streets shall be incorporated and constructed as indicated on the New Roadways map in Appendix A, unless granted a variation by the Director in accordance with Section 214-60.13. When conditions exist which would prohibit the construction of new streets in accordance with the New Roadways map, alternative locations for roadways may be considered by the County. Such alternative locations shall require the approval from the Department of Planning and Development and the Department of Transportation.
  - 2. Streets shall be designed in accordance with the roadway design standards for future development type "Urban High" as outlined in the 2045 Unified Plan. Alternative standards for the design of streets may be permitted upon approval from the Department of Planning and Development and the Department of Transportation.
  - 3. Developments shall extend streets or pedestrian ways to adjoining property in a manner that facilitates their future extension.
  - 4. Cul-de-sacs or dead-end streets are prohibited with the exception of stub-outs reserved for future connections.
- B. Pedestrian ways.
  - 1. Pedestrian ways shall be incorporated and constructed as indicated on the New Roadways map in Appendix A.
  - 2. Pedestrian ways shall be designed in accordance with the design standards in Appendix B. Alternative standards for the design of pedestrian ways may be permitted upon approval from the Department of Planning and Development and the Department of Transportation.
  - 3. In addition to the design standards, pedestrian ways shall incorporate landscaping, seating, and pedestrian level lighting subject to review and approval by the Director.
- C. With approval from the Director, streets and pedestrian ways for projects containing multiple blocks may be phased with respect to traffic and pedestrian circulation needs relative to each phase. Phasing must be such to complete the block as developed.



**Sec. 214-60.8. Streetscape Standards.**

- A. Streetscapes shall be installed along all public and private rights-of-way as specified in Table 214.5: Streetscape Standards. Trees selected for planting shall be a species listed in the Gwinnett County Streetscape Tree Species List. Trees shall be planted to avoid conflict with utilities. This may include the installation of impermeable rigid tree root barriers, as determined by the County.
- B. Bio-retention areas within sidewalk landscape strips are permitted subject to the review and approval of the Director.
- C. A multi-use trail may be required instead of a sidewalk where identified as a multi-use trail in the current version of the Gwinnett County Trails Master Plan adopted by the Board of Commissioners.
- D. All existing and new utility lines shall be buried.
- E. *Streetscape Lighting.* Required lights shall conform to the following:
  - 1. Streetlights shall be provided as required by the Department of Planning and Development and the Department of Transportation.
  - 2. Pedestrian lights shall be provided at regular intervals of 80 feet on center between every other street tree within the sidewalk landscape strip.

**Table 214.5 Streetscape Standards**

| Street Type         | Sidewalk Landscape Strip          | Sidewalk/Multi-use Trail           | Tree Spacing                   |
|---------------------|-----------------------------------|------------------------------------|--------------------------------|
| Type A and B        | Min. 6 ft.                        | Min. 6 ft.                         | 40 feet on center              |
| Type C and D        | Not required adjacent to building | Min. 16 ft. (adjacent to building) | 40 feet on center <sup>1</sup> |
|                     | Min. 6 ft. adjacent to park       | Min. 8 ft. (adjacent to park)      |                                |
| Type E <sup>2</sup> | Not required                      | Varies, 12-24 ft.                  | 40 feet on center <sup>3</sup> |
| Type F              | Not required                      | Min. 12 ft.                        | 40 feet on center <sup>3</sup> |
| Type G              | Min. 6 ft.                        | Min. 12 ft.                        | 40 feet on center <sup>3</sup> |

1- Trees are to be provided in the sidewalk adjacent to a building with tree wells at least 4 feet in width and 8 feet in length.

2- Type E streets are pedestrian ways.

3- Trees are to be provided in the sidewalk with tree wells at least 4 feet in width and 8 feet in length.

- F. Property owners abutting public streets shall be responsible to maintain the sidewalk landscape strip and all vegetation within, in accordance with the maintenance standards of the Department of Transportation.

**Sec. 214-60.9. Parking and Loading.**

- A. *Vehicular Parking.*
  - 1. There shall be no minimum required parking within this overlay.
  - 2. Maximum parking shall be as follows:
    - a. Residential uses:
      - i. 2 spaces for every dwelling with two or fewer bedrooms.

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- ii. 2.5 spaces for every dwelling with more than two bedrooms.
    - b. Nonresidential uses:
      - i. As provided in Chapter 240.
  3. Shared parking between uses is allowed and encouraged.
  4. No surface parking lots shall be permitted between any street and any building.
  5. Surface parking lots may be constructed of alternative paving methods designed to mitigate stormwater, subject to the approval of the Director.
  6. Off-street parking spaces provided within a parking structure or on-street parking shall not be subject to maximum parking requirements.
  7. Electric vehicle charging shall be required as provided in Section 240-140.
- B. *On-street Parking.*
1. Newly created on-street parking on public or private streets shall meet the following standards:
    - a. Parking spaces shall be a minimum of eight (8) feet in width and 20 feet in length.
    - b. A bulb-out shall be provided for every four (4) on-street parking spaces.
    - c. Bulb-outs shall be at least 10 feet in length and must be planted with at least one tree. Trees must be a minimum of three (3) inches caliper at the time of planting. Trees shall be planted to avoid conflict with utilities. This may include the installation of impermeable rigid tree root barriers, as determined by the County.
    - d. When on-street parking is provided, sidewalk landscape strips may be replaced with hardscape material, provided that all required trees are planted with area sufficient to accommodate future growth.
- C. *Bicycle Parking.*
1. Bicycle parking shall be provided as follows:
    - a. At least one bicycle parking space shall be provided for every 30 vehicular parking spaces.
    - b. In no instance shall any building provide less than 2 bicycle parking spaces or be required to provide more than 30 bicycle parking spaces.
    - c. Bicycle parking shall be located within 50 feet of the primary entrance of a building or as close as the nearest vehicular parking space, whichever is less.
    - d. Multifamily residential structures with more than 10 units must provide long-term bicycle parking areas for residents.
      - i. One long-term bicycle parking space must be included for every 10 units. No more than 30 spaces shall be required.
      - ii. Parking areas must be provided in an enclosed bicycle storage locker, a room within a building, or within a parking structure. Such areas shall be secure, weather resistant, and provided with lighting at all hours.
      - iii. Parking areas shall be located on the ground floor and shall be accessible to building

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occupants from public streets, multi-use trails, or public entrances and walkways without the use of stairs or elevators.

D. *Parking structures.* In addition to the standards of Section 230.110.10, the following shall apply to all parking structures.

1. Parking structures shall be designed to minimize the impacts of such structures at street level. These structures shall be placed behind buildings if possible.
2. Parking structures shall be no taller than the principal building.
3. When a parking structure fronts a Type A, Type C, or Type G roadway, its ground story shall have active uses as detailed in Section 214-60.11.C.
4. Where any portion of structured parking is visible from a street it must be screened so that cars and ramps are not visible from ground level view from the adjacent street or sidewalk. Screening includes:
  - a. Evergreen trees, vines, or landscaping that is physically attached to the parking structure; or
  - b. A facade having the appearance of a horizontal storied building; or
  - c. A combination of "a" and "b" above.
  - d. Similar or alternative means of screening may be used subject to approval by the Director.

E. *Loading.*

1. Loading areas for new buildings shall not be located along a street-facing facade and shall be located to the rear of buildings.
2. When provided, loading areas must be screened with the following:
  - a. A wall or fence at least 8 feet in height and compatible with the principal building in terms of texture, quality, material, and color; or
  - b. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within three years of planting. Material should be staggered to provide the maximum screening at mature height.
3. A self-closing gate with an architectural finish compatible with the principal structure in terms of texture, quality, material, and color must be installed to screen openings into loading areas.

F. *Driveways and access.*

1. Driveways shall be spaced at least 200 feet apart.
2. Driveways shall be no more than 24 feet in width for two-way entrances and 12 feet for one-way entrances.
3. All sidewalk paving materials shall continue across any intervening driveway at the same prevailing grade and cross-slope as the adjacent sidewalk.
4. No driveway shall be permitted on an arterial street or Type C Roadway when access can be provided from another street.

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5. Driveways shall be perpendicular to the street. Parking areas or driveways, except for a driveway to reach a side or rear yard or on-site parking facility, are not permitted between the sidewalk and the front of the building.

### Sec. 214-60.10. Landscaping and Screening.

- A. *General.* Walls and fences required by this section shall conform to the following:
  1. Walls and fence surfaces shall consist of one or more of the following: stained poured-in place concrete, architectural block, brick, stone, cast-stone, stucco, prefinished metal, or painted or stained wood.
  2. Walls and fences may not be faced in any of the following: chain link fencing (with or without slats), concrete masonry units, unpainted or unstained wood, repurposed pallets, garbage, repurposed vehicles, plastic, canvas, netting, or corrugated metal.
  3. Barbed wire, razor wire, or similar elements are prohibited.
- B. *Parking lot landscaping.* All parking lots shall meet the landscaping standards of the UDO and the following additional standards:
  1. Landscaped areas within the interior of the parking area may be designed as bio-retention areas, using inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs, provided that each parking space provides a wheel stop and provided that depressed areas adjacent to driving aisles are surrounded by painted lines or flush curbing to separate landscaping from driving aisles.
  2. The use of native plant and landscape materials is encouraged. Refer to Appendix 3.0 of this UDO for appropriate landscape materials.
- C. *Foundation plantings.* All building facades along a street or pedestrian way shall conform to these standards, except as provided in "3" immediately below:
  1. All portions of foundations that extend more than 12 inches above finished grade shall be screened with continuous evergreen or semi-evergreen shrubs.
  2. At the time of installation, the screening shall be at least 1 foot in height and reach a height of 3 feet within 3 years of planting.
  3. Foundation plantings are not required adjacent to ground floor commercial storefronts when said plantings would obstruct views into the commercial establishments, subject to approval of the Director.
- D. *Service areas.* Service areas shall be screened in all locations as follows:
  1. Trash and recycling collection and other similar service areas, when not located within a parking structure, shall be located to the side or rear of buildings and shall not be between a building and the street.
  2. Trash and recycling collection and other similar service areas, when not located within a parking structure, shall be screened on three sides by an opaque wall and on the fourth side by an opaque gate at least 6 feet in height. The gate shall be self-locking and maintained in good working order.
  3. The screening design shall be compatible with the principal building in terms of texture, quality, material, and color.

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- E. *Roof-mounted equipment.* Roof-mounted equipment shall be screened from adjacent streets as follows:
  - 1. Roof-mounted equipment shall be set back at least 10 feet from the edge of the roof and screened from ground level view from the abutting parcel or street.
  - 2. New buildings shall provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.
  - 3. For existing buildings with no or low parapet walls, roof mounted equipment shall be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.
- F. *Wall mounted and ground mounted equipment.* All wall mounted and ground mounted equipment shall meet the standards of Section 230-110.
- G. *Maintenance of landscaping.* The property owner is responsible for maintaining all required landscaping and screening in good health and condition.

### Sec. 214-60.11. Open Space.

- A. All development shall provide at least 15% of the net lot area as open space.
- B. The following may be used to satisfy open space requirements:
  - 1. Pedestrian Ways.
  - 2. Parks, squares, plazas or similar elements intended for public use and accessible by the general public by adjacent sidewalks or pedestrian ways.
  - 3. Outdoor dining areas adjacent to a public street or pedestrian way.
  - 4. Outdoor amenity space or common space for residents or occupants.
  - 5. Rooftop decks, balconies, porches, or patios.
  - 6. Green roofs designed to mitigate stormwater runoff.
  - 7. Stormwater management facilities when designed as a publicly accessible amenity by a registered landscape architect.
- C. The following may not be used to satisfy open space requirements:
  - 1. Areas used for vehicles, except for incidental service, maintenance, or emergency access.
  - 2. Stormwater management facilities, except when designed as a publicly accessible amenity by a registered landscape architect.
- D. Open Space shall include at least one conveniently-located publicly-accessible open space area, with related amenities and improvements, in the form of a square, green, park, plaza, or similar approved element that is accessible by the general public from multiple points of entry along adjacent sidewalks.
- E. Each square foot of publicly accessible open space provided, including but not limited to squares, greens, parks, and plazas, shall count as 2 square feet of open space when the following requirements are met:

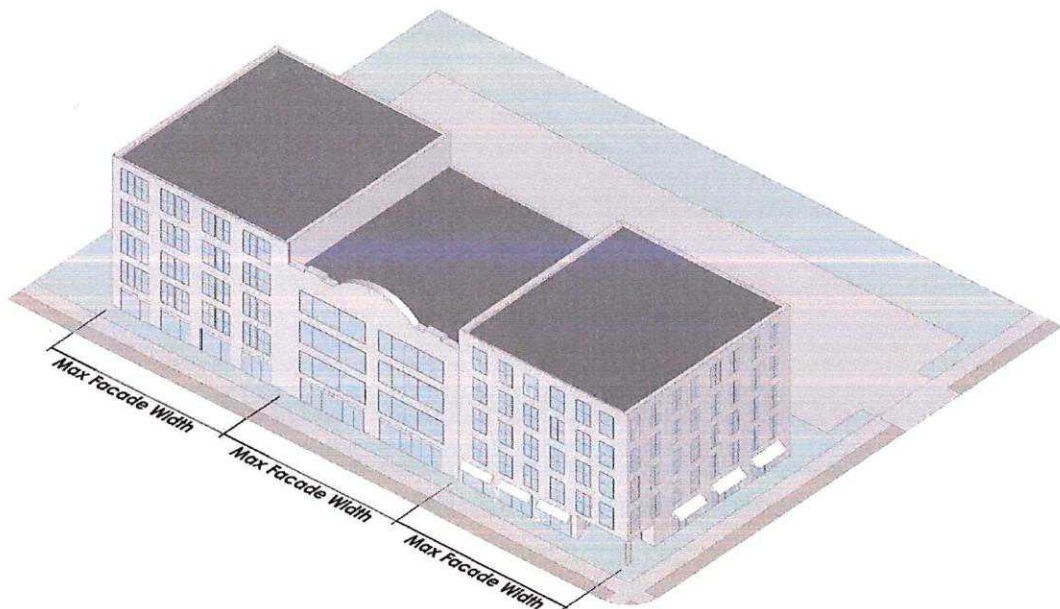
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1. The finished ground surface of the open space is located at the same grade as the adjacent sidewalk.
  2. A minimum of 25% of the open space perimeter abuts and is directly accessible from the sidewalk along a street or pedestrian way.
  3. The open space must be accessible to the public and may not be intended solely for residential use.
- F. On projects containing multiple blocks the required open space must be met for each individual block.

### Sec. 214-60.12. Building Design.

- A. This section applies to all new buildings, additions to existing buildings, and any change to a building facade except for ordinary maintenance and repairs.
- B. *Architectural requirements.* In addition to the architectural requirements of Section 230-110 for each applicable building type, the following design standards shall apply within this overlay:
1. All new building facades along a street or pedestrian way shall use one of the following to divide the facade into vertical divisions with a maximum facade width of 100 feet, measured along the base of the facade, as illustrated in Figure 214-60.12:
    - a. A change of facade material and window systems from grade to roof, and change of building height of at least one story; or
    - b. A change in facade composition and/or architectural style from grade to the roof; or
    - c. An open space or pedestrian passage with a minimum width of 10 feet and a minimum depth of 30 feet.
    - d. Similar means intended to convey the impression of separate buildings.



**Figure 214-60.11: Maximum facade with illustration**

2. In addition to the above, building facades greater than 200 feet in length shall be articulated with recesses a minimum of 25 feet in depth and 25 feet in width, or with a break in the building facade of at least 25 feet in width which opens into an interior courtyard or plaza.
  3. Facades shall provide visual divisions between the ground story and second story through architectural means such as courses, awnings, or a change in materials.
  4. Facades shall delineate all stories above the ground story with windows, belt courses, balconies, cornice lines or similar architectural detailing.
  5. Each building facade along a street or pedestrian way shall provide fenestration as follows:
    - a. Fenestration shall mean the minimum percentage of window and door glass that must cover a given facade. It shall be calculated based on facade area and by floor.
    - b. Residential uses shall provide at least 15% fenestration on all stories.
    - c. Nonresidential uses shall provide at least 60% fenestration on the ground story and at least 20% fenestration on upper stories.
    - d. The length of facade without intervening fenestration shall be no more than 20 feet.
    - e. Glass for windows and doors shall utilize clear or tinted glass. Tinted glass shall have a maximum transmittance factor of 70% and a visible light reflectance factor of ten or less.
  6. All multifamily residential or office buildings shall provide at least one major ground story lobby entrance. Lobbies shall be clearly articulated within the building design.
  7. Buildings with residential uses adjacent to a sidewalk or pedestrian way shall have individual entrances to such units which are directly accessible from the sidewalk or pedestrian way.
- C. *Ground story.*
1. The ground story of all buildings shall be no more than 5 feet above or below the adjacent sidewalk or pedestrian way.
  2. The ground story of all buildings along any public or private street or pedestrian way shall contain active uses a minimum depth of 20 feet.
- D. *Pedestrian Access.* All buildings must include a street-facing pedestrian entrance. Said entrance shall be operable to residents at all times and operable to customers, visitors, and employees during business hours.
1. A walkway shall be provided from all buildings and building entrances to any adjacent public or private right-of-way, pedestrian way, multi-use trail, or publicly accessible park or open space.
  2. The walkway shall be a minimum of 5 feet in width.
  3. Walkways are not required for existing buildings or uses when the applicant demonstrates that their installation would do any of the following:
    - a. Create a hardship due to the construction of retaining walls, site grading, site excavation, or site fill; or
    - b. Is determined by the Director to be infeasible because of topographic or other site-specific constraints.

4. Where a building has frontage on both a street and a pedestrian way, a pedestrian entrance is required along both frontages.

**Sec. 214-60.13. Submittal and Approval Process.**

- A. Applicants shall submit a Special Administrative Permit (SAP) application on forms provided by the Department of Planning and Development prior to the submittal of a land development or building permit application.
- B. Applicants shall schedule a pre-application meeting with the Director (or designee) prior to the submission of an SAP application. The purpose of the meeting will be to:
  1. Ensure the applicant's understanding of the Overlay requirements and approval process.
  2. Inform the staff of the applicant's plan for developing the property.
- C. All submittals for an SAP application shall provide the following:
  1. Property boundary survey drawn by a registered land surveyor no more than 2 years prior to the date of application.
  2. Site plan indicating the compliance with all requirements of this overlay, including:
    - a. Locations of all buildings.
    - b. Calculation and location of provided open space.
    - c. Locations of new streets or pedestrian ways.
    - d. Streetscape standards.
  3. Proposed design of any publicly accessible open space used to satisfy the requirements of this Overlay.
  4. Building elevations illustrating compliance with Section 214-60.11 and 230-110, as applicable.
  5. A written request for any variations as provided for in part E of this section.
- D. SAP Review and Response.
  1. Within four weeks of acceptance of a complete application, the Department of Planning and Development shall provide a list of comments to the applicant relative to the lack of compliance with the standards of the ordinance. If the Department of Planning and Development has no comments and the application is deemed to be in compliance, a SAP will be issued.
  2. The applicant shall make amendments to plans and resubmit as noted. If all changes are in accordance with the comments provided, the Department of Planning and Development will issue the SAP within four weeks of resubmittal.
- E. The Director may grant a variation from any of the standards set forth in this Overlay with the exception of uses and any associated provisions. Variations may be granted when, in the opinion of the Director, strict adherence to a provision creates a hardship due to extreme topographical or site provisions.



## Appendix A

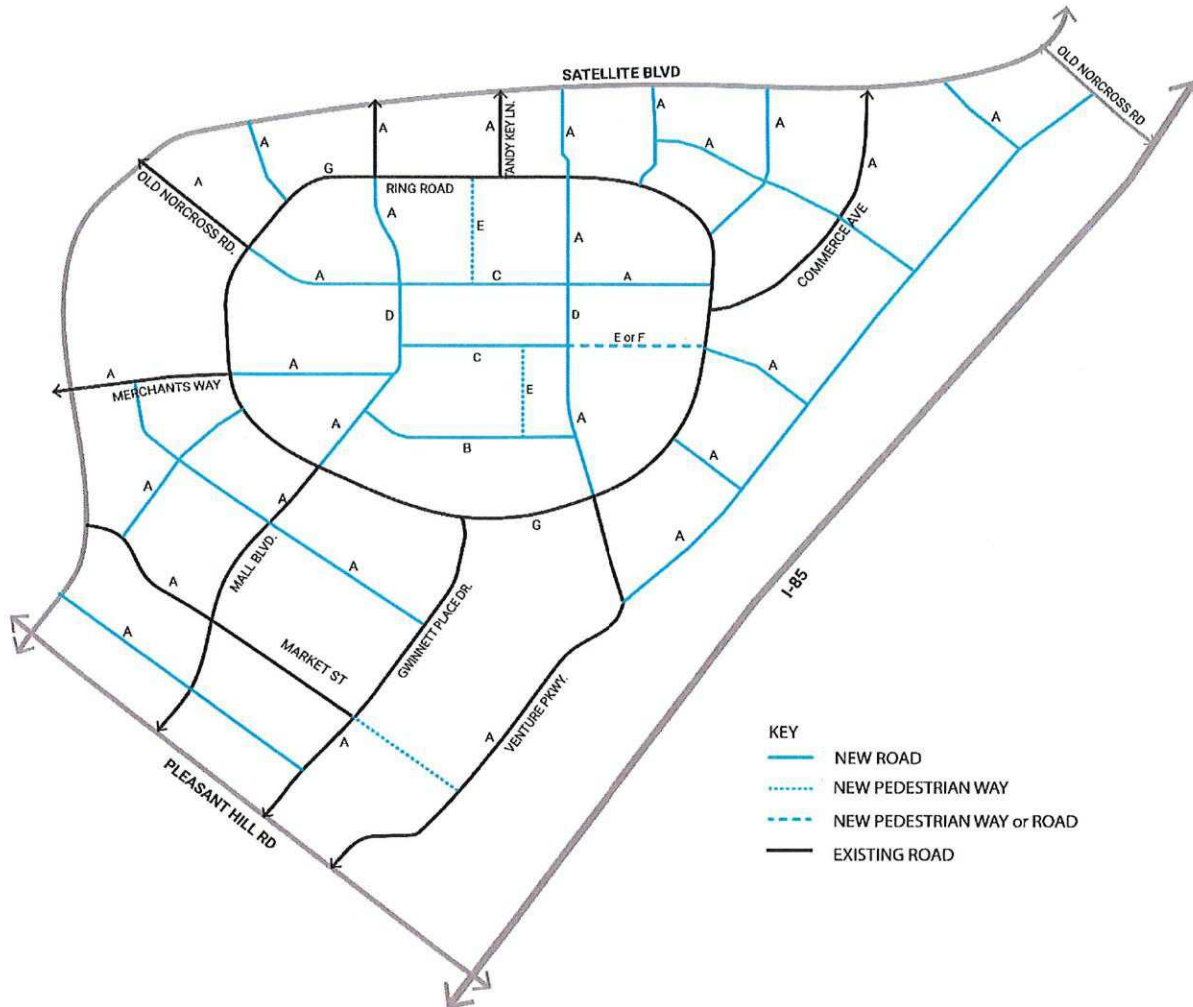


Table 214.5 Streetscape Standards

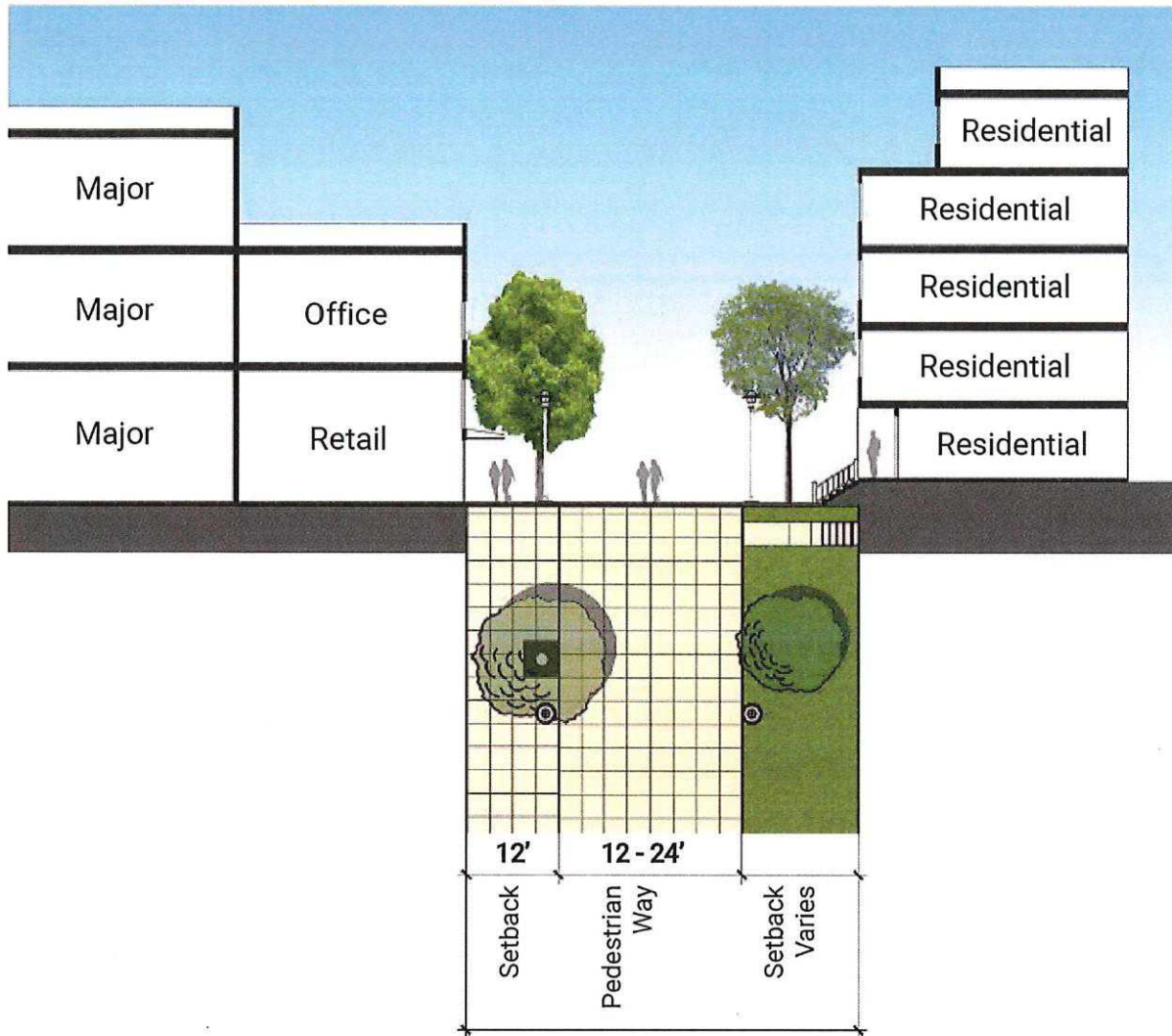
| Street Type         | Sidewalk Landscape Strip          | Sidewalk/Multi-use Trail           | Tree Spacing                   |
|---------------------|-----------------------------------|------------------------------------|--------------------------------|
| Type A and B        | Min. 6 ft.                        | Min. 6 ft.                         | 40 feet on center              |
| Type C and D        | Not required adjacent to building | Min. 16 ft. (adjacent to building) | 40 feet on center <sup>1</sup> |
|                     | Min. 6 ft. adjacent to park       | Min. 8 ft. (adjacent to park)      |                                |
| Type E <sup>2</sup> | Not required                      | Varies, 12-24 ft.                  | 40 feet on center <sup>3</sup> |
| Type F              | Not required                      | Min. 12 ft.                        | 40 feet on center <sup>3</sup> |
| Type G              | Min. 6 ft.                        | Min. 12 ft.                        | 40 feet on center <sup>3</sup> |

1- Trees are to be provided in the sidewalk adjacent to a building with tree wells at least 4 feet in width and 8 feet in length.

2- Type E streets are pedestrian ways.

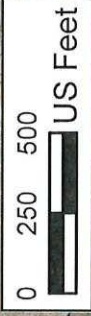
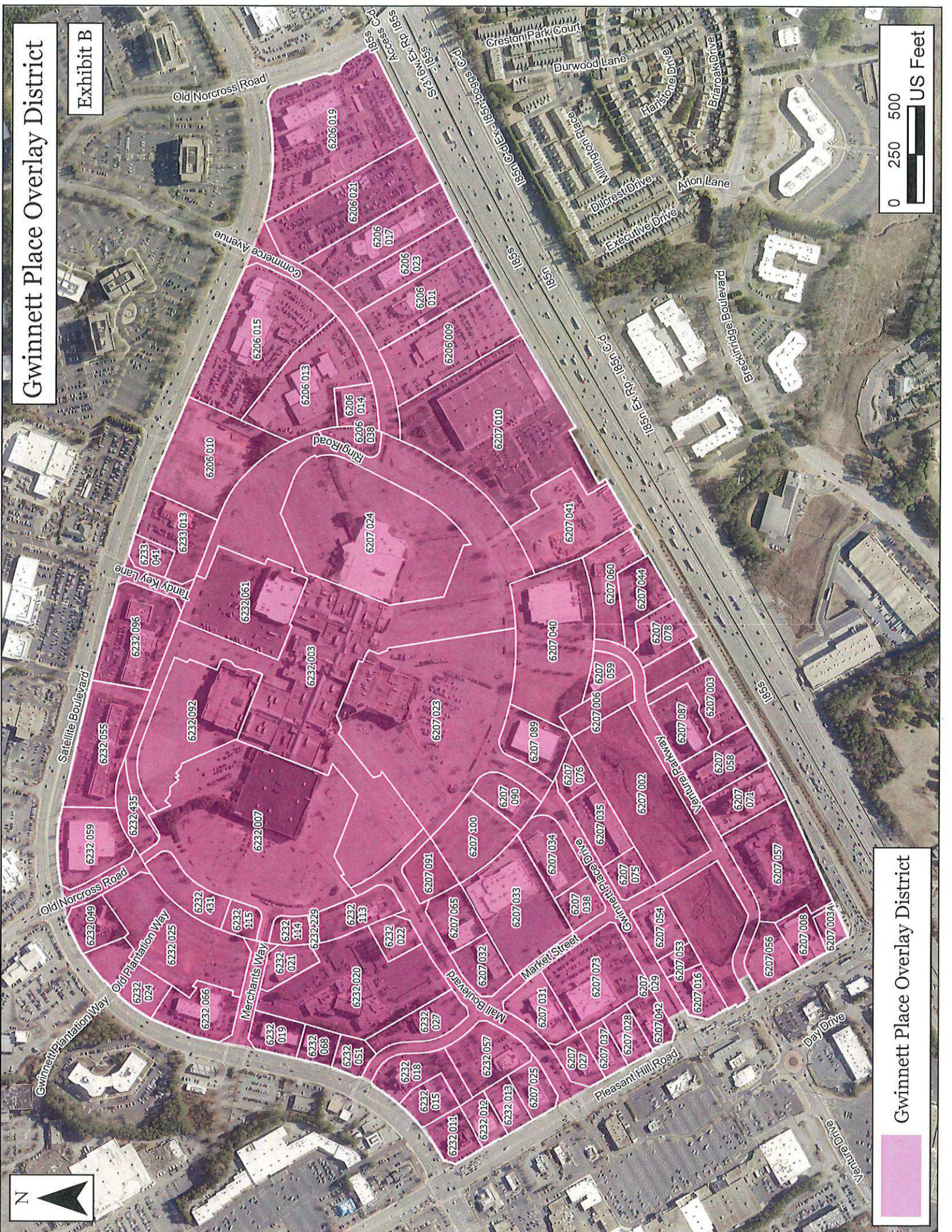
3- Trees are to be provided in the sidewalk with tree wells at least 4 feet in width and 8 feet in length.

## Appendix B



# Gwinnett Place Overlay District

Exhibit B



Gwinnett Place Overlay District

