

THE 1985 ZONING RESOLUTION
OF
GWINNETT COUNTY, GEORGIA

Revised: DECEMBER, 2002

Section 1315. Mall of Georgia Overlay District Requirements.

Section 1315.1 Findings and Purposes.

The Mall of Georgia Overlay District is intended to enhance the viability and livability of the area surrounding the Mall of Georgia and the Buford Drive (Georgia Highway 20) corridor extending southward to the city limits of Lawrenceville. 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.

The requirements of the Overlay District shall apply to all non-residentially zoned properties within the geographic area shown on the Official Mall of Georgia Overlay District Map on file with the Gwinnett County Department of Planning and Development. Whenever the requirements of the Overlay District impose a more or less restrictive standard than the provisions of any other statute or covenant, the requirements of the Overlay District shall govern.

Section 1315.2 Design Requirements.

1. Transportation/Infrastructure

- 1.A. Provide interparcel vehicle access points between all contiguous commercial, office or industrial 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.
- 1.B. All utility lines shall be located underground.
- 1.C. Properties fronting roadways with an 80-foot right-of-way or greater shall provide within the right-of-way sidewalks a minimum of five-feet in width. For roadways with less than an 80-foot right-of-way, sidewalks may be reduced to four feet in width. Where practical sidewalks shall be separated from the curb or parking area by a landscaped strip. The location of sidewalks shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. It is encouraged that a minimum three-foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.

- 1.D. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation.
- 1.E. Provide street lights along all public rights-of-way utilizing decorative light poles/fixtures. Cobra head, fluted green poles a maximum of 40 feet in height matching the Mall of Georgia standard shall be used. Light source shall be high-pressure sodium. Streets lights 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, street lights shall be placed adjacent to required pedestrian amenity sidewalk pads.
- 1.F. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Box head, fluted green poles a maximum of 50 feet in height matching the Mall of Georgia standard shall be used. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. All lighting will be metal halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.
- 1.G. Subject to Corps of Engineers approval, all properties, or assemblages of parcels, abutting the Mall of Georgia nature preserve or Ivy Creek floodplain shall provide at least one direct access point to this amenity. Access points shall be a minimum of four feet in width and constructed of a pervious material.

2. Landscaping Requirements

- 2.A. 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 Gwinnett County's Buffer, Landscape and Tree Ordinance. At

least 50% of plantings shall consist of trees 3-inches in caliper (dbh) or greater.

- 2.B. Provide landscaped islands throughout all surface parking areas. Interior landscaped islands shall consist of at least 100-square feet of plantable area and two trees per 36 parking spaces. Planting islands may run parallel with the parking bay, centered over the line between parking spaces. Linear island width shall be a minimum of seven feet from back of curb to back of curb. Parking bays adjacent to linear landscaped islands may be reduced to 17 feet in depth. The required trees shall be planted within the linear islands internal to the parking lot, or subject to approval of the Development Division, planted in areas surrounding the perimeter of the parking lot. End islands shall consist of a minimum of 100-square feet of plantable area and one large maturing shade tree or two small maturing evergreen or flowering trees. Required trees shall be a minimum of six feet in height at the time of planting. Landscape plans shall be submitted for review and approval of the Development Division.
- 2.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five-feet in width. At a minimum, landscaped strips shall be planted in accordance with the Gwinnett County Buffer, Landscape and Tree Ordinance.
- 2.D. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the right of way of Georgia Highway 20 and the North and South Connector Roads. Street trees shall be of the Willow Oak variety along Georgia Highway 20, the Overcup Oak variety along the North Connector Road and the Nuttal Oak variety along the South Connector Road. All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the Georgia or Gwinnett Department of Transportation.

- 2.E. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four sides. Screening shall consist of three solid walls of brick, stucco or split-face block construction, at least six feet in height, with 100 percent solid metal or wooden gates. Dumpsters shall be placed in the rear yard and may be located 0-feet from the property line if the adjoining property is zoned non-residential and 0-feet from all applicable buffers if the adjoining property is zoned residential.
- 2.F. Natural vegetation shall remain on the property until issuance of a development permit.
- 2.G. All development shall comply with the governmental regulations regarding storm water and erosion control. At a minimum, detention systems will be designed for the 25 year storm event or current best management practices (BMP) at the time of development. Drainage plans shall conform to the "Manual for Erosion and Sediment Control in Georgia" from the Georgia State Soil and Water Conservation Service. Erosion control measures (i.e. sediment basins, silt fence, etc.) will be established along Ivy Creek or other streams prior to any mass grading activities.

3. Parking/Yard, Height & Setback

- 3.A. For retail developments exceeding 125,000 square feet of gross floor area, at least 10% of all required 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.
- 3.B. Up to 25% of the required parking spaces for any development may be reduced in total area, width or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight feet in width and 17 feet in depth.
- 3.C. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20% of parking areas in the front of building(s) and be limited to no more than one double row of parking.

No more than 20% 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).

3.D. For developments exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented toward, the public right-of-way with the majority of parking to the sides and rear where possible.

3.E. Bicycle racks shall be required for all retail and office developments.

4. Signage

4.A. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.

4.B. Oversized Signs or Billboards shall not be permitted.

4.C. 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.D. 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.

4.E. Blinking neon, portable, inflatable and temporary signage shall be prohibited.

5. Architectural Design

5.A. Architectural design of all buildings should comply with the following performance guidelines:

1. Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or precast concrete may be used for industrial development subject to review and approval of the Planning Commission.