

UDO Sec. 206-2. Allowed Use Table, Accessory Uses

Key: P = Permitted Use L = Limited Use SP = Special Use "--" = Not permitted

	Residential									Mixed-Use & Business					Towne Center					
Use Category	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO[I]	TC-MU	TC-R	CI	Definition/ Standards
Accessory Uses																				
Dumpster	--	--	--	--	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.10
On-site parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.18
Outdoor storage, minor	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	--	L	--	--	Sec. 206-8.19
Outdoor storage, major	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	SP	--	SP	--	--	Sec. 206-8.20
Portable accessory structure (PAS)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.24

UDO Sec. 206-8.24. Portable Accessory Structure (PAS)

A. Defined

Any box-like storage container transported by truck or trailer to the desired location for drop-off with a storage capacity of more than 216 cubic feet that would normally be stored at an off-site location. Although these containers are often generically referred to by the trademarked brand name "PODS," this subsection applies to any brand of portable outdoor storage container meeting its specifications.

This definition does not include: 1) consumer fireworks retail sales stands licensed in accordance with O.C.G.A. title 25; 2) a contractor office trailer which is used in association with a land disturbance permit/site development permit approved by the Director; 3) semi-trailers or cargo trailers containing two or more tandem axles at the rear and which attaches to the tractor with a fifth wheel hitch; or 4) roll-off, open top dumpsters used for the collection and transport of solid waste, which are exempt under this subsection.

B. Use Standards **Applicant to Acknowledge and Initial Items (a-k) Below:**

2. Nonresidential Districts. Where a portable accessory structure ("PAS") is allowed as a limited use in a nonresidential district, it is subject to the following:
 - a. _____. The business owner and/or property owner upon which the PAS will be located must acquire a portable accessory structure permit from the City before locating any structure(s) on-site. Permits are valid for 1 calendar year and are required for each year a structure(s) will be located on-site. The City reserves the right to deny issuance or renewal of permits for those businesses/property owners not in compliance with said regulations.
 - b. _____. The PAS may only be located within the designated side (interior) or rear yard of the associated business(es). The PAS may not be in front of the primary associated business. A site plan designating the proposed location of the structure(s) must be submitted with the portable accessory structure permit application. Said site plan must be approved by the fire marshal before submittal.

- c. _____. The PAS may not be visible from the public right-of-way and/or view or must be screened of sufficient height with materials similar to the main building façade or with landscaping to shield it from public view, as determined by the Director. Any required screening must be installed before the PAS may be located on-site. A rendering(s) of the screening materials must be submitted with the portable accessory structure permit application.
- d. _____. Revised parking ratio calculations that are in compliance with UDO Sec. 207-I Parking and Loading must be submitted with the portable accessory structure permit application for any structure(s) to be located in a designated parking area.
- e. _____. If the applicant is not the property owner upon which the PAS will be located, the applicant must furnish to the City a letter from the property owner acknowledging understanding of all regulations concerning portable accessory structures and granting permission for the location.
- f. _____. The PAS must be constructed of rigid walls.
- g. _____. The PAS may not exceed 20 feet in height.
- h. _____. Storage of materials in these structures must be in association with the existing business only and must be an accessory use to the primary structure. Space may not be rented/leased for the use of these structures by off-site businesses.
- i. _____. The PAS may not be occupied (other than to add or remove materials from storage) and/or be used for retail sales.
- j. _____. The PAS must be stored at a single unit story height (no stacking).
- k. _____. No PAS may be furnished electrical power, gas, exterior lighting, telephone service, or any utilities, etc.

APPLICATION SUBMITTAL REQUIREMENTS

- ✓ Complete Page I of Application.
- ✓ Acknowledge and Initial items (a-k) of Sec. 206.8.24.B Use Standards.
- ✓ Provide a Gwinnett County Fire Marshal reviewed and approved site plan of the property showing all existing buildings and structures, parking areas and proposed location of PAS(s). Visit the Gwinnett County GIS Data Browser to assist you with preparation of the site plan:
<https://www.gwinnettcountry.com/web/gwinnett/departments/informationtechnologyservices/geographicinformationssystemsgisbrowser>
- ✓ If the PAS is visible from the public right-of-way and or view, provide a screening plan rendering of sufficient height with materials similar to the main building façade or with landscaping to shield it from public view, as determined by the Planning Director. Any required screening must be installed before the PAS may be located onsite.
- ✓ PAS which are located in parking areas, require a review of the revised parking ratio calculations to ensure compliance with the minimum number of required parking space per UDO Sec. 207-I Parking and Loading. Provide parking layout showing all parking spaces and those that will be used by the PAS.
- ✓ If the applicant is not the property owner upon which the PAS will be located, the applicant must furnish to the City a letter from the property owner acknowledging understanding of all regulations concerning portable accessory structures and granting permission for the location.

ACKNOWLEDGEMENT AND CERTIFICATION

I have read and understand the above and will comply with all Use Standards in UDO Sec. 206.8.24.B governing the use of Portable Accessory Structures. I understand that I will be held responsible for compliance of these regulations. I understand that a citation(s) can be issued to both the applicant as well as the property owner for failure to comply with these regulations. I further understand that violation of these regulations may result in revocation of this permit without refund and/or denial of future Portable Accessory Structure Permits.

Applicant Signature

Date

Applicant Name (print or type)

Telephone

Business Name

Email