

Sec. 206-2. - Allowed Use Table

Key: P = Permitted Use L = Limited Use SP = Special Use "—" = Uses Not Permitted																				
Use Category Specific Use	Residential									Mixed-Use & Business						Towne Center			CI	Definition/ Standards
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO[1]	TC-MU	TC-R		
Residential Uses																				
All household Living, as listed below:																				Sec. 206-3.1.A
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	—	—	—	P	P	—	—	SP	SP	—	Sec. 206-3.1.B
Two-family dwelling	—	—	—	P	P	P	P	—	—	—	—	—	P	P	—	—	SP	SP	—	Sec. 206-3.1.C
Single-family attached dwelling	—	—	—	—	L	L	L	L	—	—	—	—	L	L	—	—	SP	SP	—	Sec. 206-3.1.D
Multiple-family dwelling	—	—	—	—	—	P	P	—	—	—	—	—	SP	SP	—	—	—	—	—	Sec. 206-3.1.E
Towne Center loft	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	SP	SP	—	Sec. 206-3.1.F
Towne Center flat	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	SP	SP	SP	Sec. 206-3.1.G
Mobile home	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Sec. 206-3.1.H
Live-work	—	—	—	—	—	—	SP	—	—	—	—	—	P	P	—	—	SP	SP	—	Sec. 206-3.1.I
All group living, as listed below:																				
Addiction treatment facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Sec. 206-3.2.B
Assisted living facility	—	—	—	—	—	—	—	—	—	SP	P	P	SP	SP	—	SP	SP	SP	P	Sec. 206-3.2.C
Boarding and rooming house	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	SP	SP	—	Sec. 206-3.2.D
Collective residence	SP	SP	SP	SP	SP	SP	SP	—	SP	—	—	—	SP	SP	—	—	SP	SP	SP	Sec. 206-3.2.E
Community living arrangement	SP	SP	SP	SP	SP	SP	SP	—	SP	—	—	—	SP	SP	—	—	SP	SP	SP	Sec. 206-3.2.E

Lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-5.11.B
Nightclub	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-5.11.B
Pizza delivery	-	-	-	-	-	-	-	-	-	L	L	L	-	-	L	-	-	-	Sec. 206-5.11.A, Sec. 206-5.11.E	
Restaurant	-	-	-	-	-	-	-	-	L	L	L	L	-	-	L	L	-	L	Sec. 206-5.11.A, Sec. 206-5.11.E	
Restaurant, drive-thru	-	-	-	-	-	-	-	-	-	L	L	L	-	-	SP	-	-	-	Sec. 206-5.11.A, Sec. 206-5.11.E	
Restaurant, take-out	-	-	-	-	-	-	-	-	L	L	L	L	-	-	L	L	-	L	Sec. 206-5.11.A, Sec. 206-5.11.E	
Tavern	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 206-5.11.B	
Tea shop	-	-	-	-	-	-	-	-	L	L	L	L	-	-	L	L	-	L	Sec. 206-5.11.A, Sec. 206-5.11.E	
Yogurt shop	-	-	-	-	-	-	-	-	L	L	L	L	-	-	L	L	-	L	Sec. 206-5.11.A, Sec. 206-5.11.E	
All retail, except as listed below:	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-	-	Sec. 206-5.12.A	
Animal supplies	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-	-	Sec. 206-5.12.B	
Antique shop	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-	-	Sec. 206-5.12.B	
Appliance store	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-	-	Sec. 206-5.12.A	
Art and school supplies	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-	-	Sec. 206-5.12.B	

206-5.11. - Restaurant

A. Defined

A facility that prepares and sells food and drink for on- or off-premises consumption. Restaurant includes the following:

1. Bar, night club, tavern, lounge, hookah bar or hookah lounge.
2. Brewpub.
3. Coffee, tea, or juice shop.
4. Drive-in restaurant.
5. Restaurant, take out or pizza delivery facility.
6. Restaurant.
7. Restaurant, with drive-thru window.
8. Yogurt or ice cream shop.

B. Hookah Bar or Lounge**1. Defined**

Any restaurant or non-restaurant facility that allows people to gather inside or outside to smoke flavored or specially prepared tobacco/shisha from a hookah/water pipe.

C. Bar, Nightclub, Tavern, Lounge**1. Defined**

A facility that prepares and sells drink that has alcoholic beverage sales in excess of 70% of the business's total annual on-site sales.

D. Brewpub**1. Defined**

A restaurant that brews beer on-site and sells 25% or more of its produced beer in the restaurant.

E. Drive-In Restaurant**1. Defined**

Any restaurant facility where one can drive-in with an automobile for service, where customers park their vehicles and are usually served by staff who walk or roller-skate out to take orders and return with food and beverage items, encouraging diners to remain parked while they eat.

F. Use Standards**1. All Districts.** Where a restaurant is allowed as a limited use in any zoning district, it is subject to the following:

- a. Exterior exhaust fans must be installed so that exhaust is not blown towards sidewalks, walkways, open spaces, outdoor dining areas, or on-site residential uses.
- b. In buildings that contain both restaurants and residential uses, exterior exhaust fans may only be located:
 - i. On the roof; or
 - ii. On an exterior wall that has no operable residential windows within 75 feet of the fan (measured in a straight line both vertically and horizontally).
- c. Additional drive-thru facility requirements are specified in [Sec. 206-8.9](#).

2. OP and CI District. Where a restaurant is allowed as a limited use in an OP or CI district, the use must be located within a multi-tenant office or medical complex.

(UDO 22-01, § 4, 2-28-2022)

206-8.9. - Drive-Thru Facility

A. Defined

A facility at which the customer is served while sitting in a vehicle, typically associated with drive-thru restaurants, banks, and pharmacies.

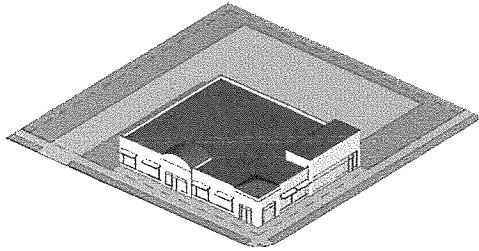
B. Use Standards

1. Where a drive-thru is allowed as a limited use, no drive-thru window, lane, or order box is permitted within 50 feet of a ground-floor residential use (measured from the residential lot line to the closest point of the drive-thru lane).
2. Additional design requirements are specified in Sec. 207-1.7.G.

201-2.10. - Shopfront

A. Defined

A single-story building type that typically accommodates single-use retail or commercial activity. Not for residential uses.



B. Specific Standards

Site	
Street facing façade length:	200 ft. max.
Floor to Ceiling Height	
Ground floor:	14 ft. min.
Other stories:	9 ft. min.
Fenestration	
Ground floor: State route/local street:	30% min./ 70% min.
Blank wall area: State route/local street:	40 ft. max./ 20 ft. max.
Pedestrian Access	
Entrance facing street:	Required every 75 ft. of frontage
Walkway width:	6 ft. min.
Parking Location	
No parking lot is allowed between the building and the street, including within driveways.	

Sec. 201-4. - Enhanced Architectural Standards

201-4.1. - General

A. Applicability

This section applies in the TCO, TC, MU, and NR districts.

B. Alternative Standards

The City Council may approve alternative standards to this section as a condition of rezoning.

C. Application Requirements

1. Building plans submitted as an application for a building permit must clearly indicate the proposed building materials and colors for each facade as described in this section. The plans must clearly show the location and calculate the percentages of all building materials per facade.
2. Groups of buildings on the same site may be reviewed and permitted as a single application. This is encouraged to minimize the number of reviews required and to allow for originality and design flexibility.

D. Relief

1. The Director is authorized to grant administrative variances to the requirements.
2. Administrative variances may only be granted to permit a practice that is not consistent with a specific provision of these regulations, but is justified by the following:
 - a. The purpose of the applicable district;
 - b. The policies of the Comprehensive Plan; and
 - c. The policies of other officially City plans, programs, and projects.
3. Administrative variances relating to a physical element or numeric measurements must be based upon credible submitted evidence demonstrating that:
 - a. Approval, if granted, would not offend the purposes of the applicable district;
 - b. There are such extraordinary and exceptional situations or conditions pertaining to the particular piece of property that the literal or strict application of the regulations would create an unnecessary hardship due to size, shape or topography or other extraordinary and exceptional situations or conditions not caused by the applicant;
 - c. Relief, if granted would not cause a substantial detriment to the public good and surrounding properties; and
 - d. That the public safety, health, and welfare are secured, and that substantial justice is done.

201-4.2. - Basic Standards

A. Applicability

1. The following applies to all buildings, except as provided by clauses A.2 and 3 below.
2. Detached houses, carriages houses, cottage courts, semi-detached houses, and townhouses must comply with either the following or Sec. 201-4.3 (Small Residential Building Standards) at the discretion of the applicant.
3. Commercial houses must comply with Sec. 201-4.3 (Small Residential Building Standards).

B. General

1. Permanent mounted exterior neon lights are not allowed.
2. Back-lit awnings, roof-mounted lights, and roof-mounted flag poles are not allowed. Satellite dishes must be

located and painted to blend with the background as much as practical.

C. Exterior Wall Finish Materials

Exterior wall finish materials (excluding foundations, architectural accents, windows, and doors) are limited to the following and Table 201-4.2.D:

1. Unpainted full-depth brick where each brick is placed on the exterior wall during construction, but not including half-depth brick, thin brick, or simulated brick veneers;
2. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone, and unpainted terra cotta;
3. True hard coat stucco;
4. Concrete block, which must be painted;
5. Split-face block and painted concrete masonry units (CMU);
6. Wood, including natural wood or cement-based artificial wood siding;
7. Shingles, including wood or cement-based shakes and shingles; and
8. No more than two identical materials (including color) may be used on a single building unless the façade is designed to give the appearance of many smaller buildings.

D. Exterior Wall Finish Material Combinations.

Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in Table 201-4.2.C. This does not apply to architectural accents.

Table 201-4.2.C. Enhanced General Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

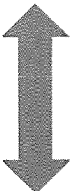
<p>Visually Lighter</p>  <p>Visually Heavier</p>	<p>True Hard Coat Stucco</p> <p>Shingles</p> <p>Wood/Cement-Based Siding</p> <p>Brick</p> <p>Natural/Manufactured Stone</p>
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Table. 201-4.2.D. Enhanced Allowed Building Materials Table

Yes = Material is allowed with no limitations

Percent (%) = Material is allowed but may not exceed the indicated percent of the total façade area (including doors and windows, but not foundations), and may not be combined with another material with a percentage restriction.

No = Material is not allowed

Building Type	Brick	Stone	True Hard Coat Stucco		Concrete Block		Split-Face Block, CMU		Wood		Shingles	
			Front	Side, Rear	Front	Side, Rear	Front	Side, Rear	Front	Side, Rear	Front	Side, Rear
Shopfront, mixed-use building, general building, civic building	Yes	Yes	Max. 30% per façade [1]	Max. 50% per facade	No	Max. 25% per façade [1]	No	Max. 25% per façade [1]	No	Max. 50% per façade	No	Max. 50% per facade
Detached house, carriage house, semi-detached house, cottage court, walk-up flat, stacked flat	Yes	Yes	Max. 50% per facade	Max. 50% per facade	No	Max. 25% per façade [1]	No	Max. 25% per façade [1]	Yes	Yes	Yes	Yes

Table Notes

[1] Along facades that abut an alley and are not visible from a civic space or street (not including the alley), the

maximum percentage restriction is 50% per façade.

E. Architectural Accent Materials

Architectural accents are limited to the following:

1. Any allowed exterior wall finish materials;
2. EIFS, provided the total combined area of EIFS and the other materials identified under "3" below may not exceed 15% of total wall area per façade; and
3. Small amounts of other materials, provided the total combined area of these accents may not exceed 10% of the total wall area per facade.

F. Foundation Materials

Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, true hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

G. Building Colors

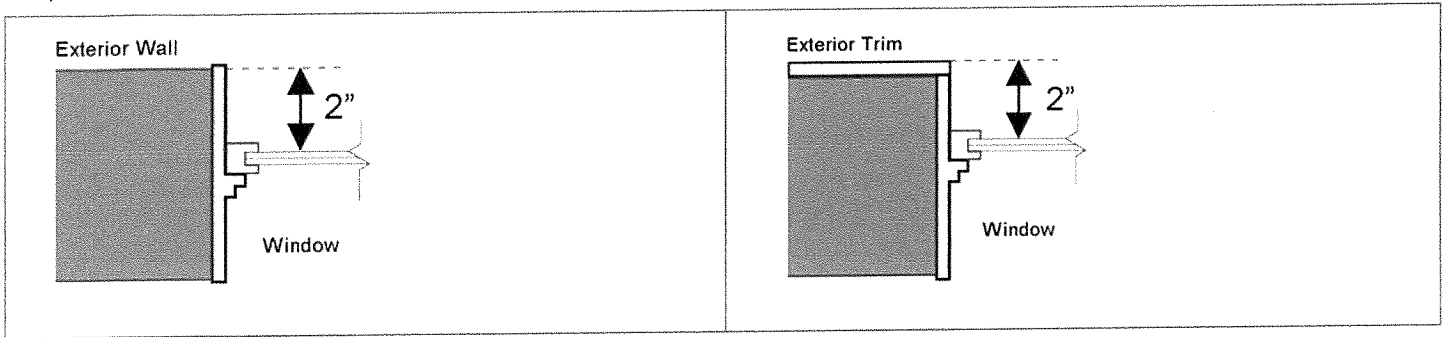
1. All exterior wall finish, foundations, windows, and door material colors must use hues from or equivalent to any historic palettes from any major paint manufacturer, except that primary and fluorescent colors are not allowed.
2. Colors other than those allowed by clause G.1 above may be used for accents but may not exceed 10% of the total façade wall area.

H. Building Façades

Façades facing a street or civic space must comply with the following:

1. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
2. Façades must provide visual divisions between the ground floor and second story through architectural means such as courses, awnings, or a change in materials.
3. Façades must delineate all stories above the ground floor with windows, belt courses, balconies, cornice lines, or similar architectural detailing.
4. Windows above the ground floor must be equally sized and equally spaced rectangles with a height greater than width and arranged in a grid pattern.
5. Windowpanes must be recessed as follows:
 - a. On ground floors, panes must be recessed a minimum of 3 inches from the adjacent exterior wall.
 - b. On floors above the ground floor, panes must be recessed a minimum of 2 inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim at least 3.5 inches wide is provided).

Window Recess without Trim	Window Recess with 3.5-inch Trim
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I. Building Massing

1. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total individual façade length.
2. Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual facades exceeding 100 continuous linear feet must be varied in height and projection at least once every 100 feet and must use decorative elements such as crown moldings, dentils, brick soldier courses, or similar details.

Sec. 205-1. - Towne Center Overlay

205-1.1. - Purpose

The intent and purpose of this overlay and the TC Districts is to enable and support the implementation of the following policies:

- A. That the Towne Center is the focal point for the City of Snellville as established in the City's Livable Centers Initiative Town Center Plan, The Towne Center @ Snellville master plan, and the Comprehensive Plan.
- B. That growth in the Towne Center will occur through the redevelopment of existing commercial properties and that this requires different regulations from development on vacant land.
- C. That the Towne Center should support economic growth and vitality in the City of Snellville.
- D. That the Towne Center should have a distinct physical design and sense of place.
- E. That the design of buildings, landscaping, streets, and public spaces should be coordinated in order to contribute to the Towne Center's sense of place.
- F. That the Towne Center should serve people of all ages and allow residents to remain in the community as they age.
- G. That interconnected networks of streets should be designed to disperse traffic, reduce the length and number of car trips, and create a pedestrian-friendly area where alternatives to driving are viable transportation options.
- H. That high-quality and aesthetically compatible housing should be provided to accommodate different needs in the community.
- I. That the quality-of-life in existing nearby neighborhoods should be preserved and protected.
- J. That a range of useable civic spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas, should be distributed throughout the Towne Center.
- K. That the harmonious and orderly redevelopment of the Towne Center should be secured through these regulations.

205-1.2. - Applicability

A. Towne Center Districts

This section applies to all TC Districts (TC-MU and TC-R).

B. Other Districts

This section applies to all other zoning districts within the Towne Center Overlay.

C. Relationship to Underlying Zoning

When this overlay's requirements differ from those of the underlying zoning district or elsewhere in this UDO, the requirements of this overlay will apply.

(UDO 21-01, § 2, 10-25-2021)

205-1.3. - Administrative Variances

- A. The Director is authorized to grant administrative variances to the requirements of the Towne Center Overlay and

- any TC Districts within it.
- B. Administrative variances may only be granted to permit a practice that is not consistent with a specific provision of these regulations but is justified by their purpose.
 - C. Administrative variances may not be used to:
 1. Increase the permitted site density;
 2. Increase the maximum permitted number of stories in a building; or
 3. Permit a use that is not allowed.
 - D. Administrative variances relating to a physical element or numeric measurements must be based upon credible submitted evidence demonstrating that:
 1. Approval, if granted, would not offend the purposes as indicated in Sec. 205-1.1 (Purpose) and in the TC District, when applicable;
 2. There are such extraordinary and exceptional situations or conditions pertaining to the particular piece of property that the literal or strict application of the regulations would create an unnecessary hardship due to size, shape, topography, or other extraordinary and exceptional situations or conditions not caused by the applicant;
 3. Relief, if granted would not cause a substantial detriment to the public good and surrounding properties; and
 4. That the public safety, health, and welfare are secured, and that substantial justice is done.

205-1.4. - Use Provisions

A. **Allowed Use**

See Sec. 206-2 (Allowed Use Table) for allowed uses, except as otherwise required by paragraph B below.

B. **Exception**

On all sites, except those zoned TC-R or TC-MU, all commercial sales and service must be conducted within enclosed permanent structures and there may be no unenclosed displays of merchandise except for outdoor dining or temporary Towne Center Outdoor Sales.

205-1.5. - Building Standards

A. **Architectural Standards**

See Sec. 201-4 (Enhanced Architectural Standards).

B. **Building Types**

Building type requirements apply in this overlay and the following types are allowed, except in a TC Districts, where the building type standards of the TC District apply:

1. Detached house
2. Cottage court
3. Semi-detached house
4. Townhouse
5. Cottage court
6. Walk-up flat

7. Stacked flat
8. Commercial house
9. Shopfront
10. Mixed-use building
11. General building
12. Civic building

C. Building Size

No building with a single use, tenant, or occupant may exceed 10,000 square feet without first obtaining a special use permit from the City Council and in accordance with Sec. 103-10.

1. **Exception:** For properties zoned TC-MU as of 10-26-2021, no building with a single use, tenant, or occupant may exceed 45,000 square feet without first obtaining a special use permit from the City Council.

(UDO 21-01, § 2, 10-25-2021)

205-1.6. - Space limits

A. Applicability

This subsection applies to all sites, except sites zoned a TC District.

B. Space Limit Standards

The following standards apply:

1. Lot area: 1,600 sf. min.
2. Lot width: 32 ft. min.
3. Minimum building height: For properties with any portion within one-half mile radius from the intersection of Oak Road and Clower Street, two stories or 24 feet, whichever is greater.
4. Maximum building height: Five floors or 80 feet, whichever is less.
5. Minimum front yard, street (side) yard: Zero ft.
6. Maximum front yard: 10 ft.
7. Maximum side (street) yard: No maximum.
8. Minimum rear yard: 15 ft., but 30 ft. if abutting a residential district not within the overlay.
9. Minimum side (interior) yard: Zero ft., but 40 ft. if abutting a residential district not within the overlay
10. Lot coverage: 100% max: Front yards may exceed maximum distances listed above upon request of GDOT or the Gwinnett County DOT and with approval of the Director.

C. Front and Side (Street) Yards Elevations

Front and side (street) yards may not be higher than 24 inches above the adjacent public sidewalk for a minimum distance of 15 feet from the nearest edge said sidewalk, unless existing topographical considerations render this requirement unreasonable.

(UDO 21-01, § 2, 10-25-2021)

205-1.7. - Blocks

See Sec. 401-3.2 for block standards.

205-1.8. - Driveways

A. **Applicability**

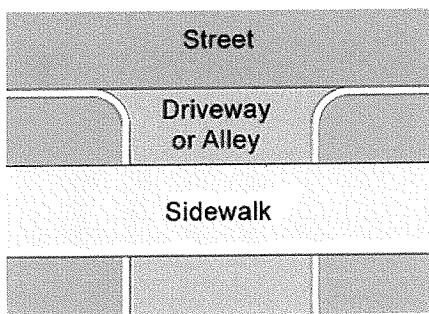
This subsection applies to driveways, including those serving as alleys, but not to required new streets.

B. **Number**

The maximum number of driveways allowed on a site may not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof.

C. **Sidewalks and Driveways**

All sidewalk materials must continue across driveways.



205-1.10. - Inter-parcel Access

See Sec. 401-3.4.H (Inter-parcel Access).

205-1.11. - Vehicle Access and Parking Locations

A. Off-street parking for the following building types must be accessed from alleys:

1. Townhouses on lots of any width; and
2. Other building types on lots less than 50 feet in width.

B. Permitted parking locations are determined by the building type standards of Sec. 201-2 (Building Types). When multiple buildings exist on a site, the standards apply to each building independently. When a building is located on the interior of a block and does not abut a public or private street and is screened from view by an intervening conforming building, the Director may grant an administrative variance to the parking location restrictions.

C. No off-street parking lot fronting a required storefront street sidewalk may exceed 120 feet in width (measured at the back of the required sidewalk) without an intervening building. The required intervening building must have a minimum width of and depth of 30 feet.

205-1.12. - Fences and Walls

A. **Applicability of Citywide Wall and Fence Standards**

1. Fences/walls must conform to Sec. 207-2.3 (Fences and Walls), except as specifically provided by this subsection.
2. As used in Sec. 207-2.3 (Fences and Walls), "residential district" means "residential use" when applied to this

overlay and "nonresidential district" means "nonresidential use" when applied to this overlay.

B. Retaining Walls

Retaining walls must be made of finished poured concrete and must be faced with stone, brick or smooth true hard coat stucco.

C. Commercial Uses

Commercial uses must conform to the following additional requirements:

1. No fixed fences/walls or retaining walls are allowed in front or side (street) yards unless an administrative variance is granted for topographic hardship, except for those surrounding authorized outdoor storage, or screening required by Sec. 207-2.2 (Screening).
2. Movable fences/walls up to a maximum height 30 inches are allowed in front or side (street) yards surrounding outdoor dining, but may not occupy the required sidewalk.

205-1.14. - Storefront Street Requirements

- A. The following additional requirements apply to the portions of lots abutting storefront streets (see Sec. 102-2. Defined Terms of Article 2. Definitions for a list of "storefront streets").
- B. Except as provided in paragraph C below, curb cuts and driveways are not permitted along any storefront street when vehicular access may be provided from an alternative street located immediately adjacent to a contiguous property.
- C. Two curb cuts are permitted along a storefront street for motel/hotel/extended stay hotel patron access.
- D. Buildings abutting a storefront street are limited to:
 1. Mixed-use buildings where a minimum of 80 percent of the ground level/first floor building area is devoted to retail, restaurant, and/or entertainment uses open to the general public, or ground floor dwelling units except when such units are not along a street-facing façade.
 2. Shopfronts.
 3. Additional building types may be provided to the rear of a conforming mixed-use building or shopfront.

(UDO 21-01, § 2, 10-25-2021)

205-1.15. - Miscellaneous Provisions

A. Alcoholic Beverage Licensing

The distance and measurement requirements for alcoholic beverages, which are either sold or offered for sale by licensed establishments as set forth in subsections 6-5(a) through (e) of the City of Snellville Alcoholic Beverage Ordinance (Ordinance No. 2004-04, adopted Jan. 10, 2005) do not apply in this overlay.


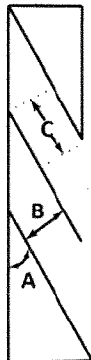


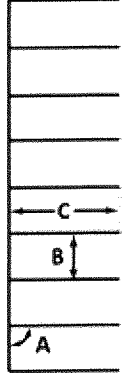
207-1.7. - Vehicle Parking Layout and Design

A. Access

1. On-site parking must be arranged so that no vehicle is forced to back out onto a public street or forced to use a public street, not including an alley, to gain access from one parking aisle to another parking aisle.
2. Interior driveways must connect each parking space with a public right-of-way.

B. Standard Driveway and Parking Space Dimensions

1. Standard driveways and parking spaces must meet the following dimensions:

Dimension	0° Parallel (A)	0° Diagonal (A)	45° Diagonal (A)	60° Diagonal (A)	0° Perpendicular (A)
Space Width (B)	10 ft.	9 ft.	9 ft.	9 ft.	9 ft.
Space length (C)	20 ft.	17.5 ft.	17.5 ft.	17.5 ft.	18 ft.
					
Single Driveway Aisle Width	10 ft. min.	15 ft. min.	18 ft. min.	18 ft. min.	24 ft. min
Double Driveway Aisle Width	20 ft. min.	20 ft. min.	22 ft. min	22 ft. min.	24 ft. min

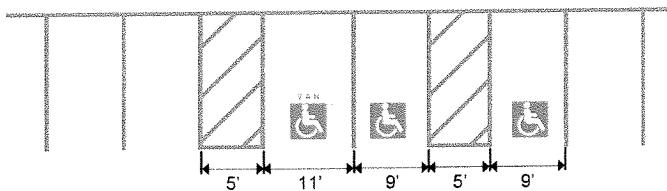
2. Dimensions other than those shown above may be approved by the Director if prepared and sealed by a registered engineer in the State of Georgia with expertise in parking facility design. The Director may also approve tandem parking spaces, but such spaces may not count toward the requirements of Sec. 207-1.2 unless associated with valet parking or residential uses.

C. Compact Parking

1. Compact car parking spaces may be used instead of standard parking spaces. The total number of compact car parking spaces may not exceed 25% of the total number of provided parking spaces.
2. Compact spaces may be reduced to 8 feet in width and 16 feet in depth.
3. Compact parking spaces must be clearly and visibly striped and labeled for compact car use only.

D. Accessible Parking Space Layout and Design

1. Accessible parking spaces must be at least 9 feet wide with a minimum 5-foot-wide access aisle.
2. Accessible van spaces must be at least 11 feet wide with a minimum 5-foot-wide access aisle.
3. Parking access aisles must be part of an accessible route to the building or facility entrance.
4. Two adjacent accessible parking spaces may share a common access aisle.



E. Surfacing and Lighting

The following applies to parking and driveways for all uses, except single-family detached dwellings in residential districts, which must conform to 207-1.11.C (Residential District Driveway and Parking Surfacing).

1. Off-street parking spaces, access, and driveways must have a paved concrete or asphalt surface. The Director may approve alternative pervious paving systems. Gravel driveways and parking are not allowed.
2. The parking of any vehicle on other than the acceptable pavement in clause E.1 above is not allowed.
3. If the off-street parking facilities are used at night, they must be properly illuminated for the safety of pedestrians, vehicles, and security. The lighting may not reflect onto or cause glare in any adjacent residential district and must conform with Sec. 207-5 (Lighting).

F. Pedestrian Circulation

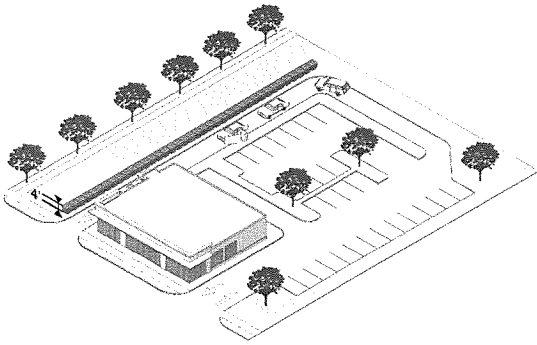
1. Pedestrian walkways connecting from the closest street sidewalk to the building entrance must be provided in parking lots with 20 or more vehicle parking spaces.
2. Pedestrian walkways must be at least 5 feet wide and must include a landscape strip that is at least 5 feet wide on at least one side. This strip must be continuous (except where the walkway crosses internal driveways) and must be planted with trees as specified in Sec.207-4.18.B (Parking Lot and Street Tree Species Table).
3. The total distance from a building entrance to the closest street sidewalk (measured along the walkway) may not exceed 150% of the shortest straight-line distance.
4. Where walkways cross internal driveways, pedestrian walkways must include raised walkways to slow

traffic and provide safe access.

5. No parking spaces may be more than 150 feet from a pedestrian walkway.
6. Pedestrian walkways have curbs to prevent vehicular encroachment.

G. Drive-Thrus

1. Drive-thru windows and lanes may not be located between a building and the closest public street (not including an alley).
2. Where drive-thru windows and lanes are allowed (by variance or otherwise) between a public street (not including an alley) or a ground-floor residential use and the associated building, the entire length of the drive-thru lane, including but not limited to, menu boards, stacking lanes, trash receptacles, ordering box, drive-up windows, and other objects associated with the drive-thru must be screened.



3. Drive-thru screening must be a continuous compact evergreen hedge. At the time of installation, the screening must be at least 3 feet in height and reach a height of 4 feet within 3 years of planting.
4. In lieu of the compact evergreen hedge, a screening wall with a minimum height of 4 feet may be installed. The wall must be compatible with the principal building in terms of texture, quality, material, and color.
5. A minimum of 10 feet wide driveway and stacking lane is required for any drive-thru.
6. A vehicular circulation plan must be submitted to the Director before issuing building permits. The plan must be reviewed to determine that the circulation does not:
 - a. Constitute a threat to public safety; or
 - b. Block access to and from parking spaces.

H. Large Parking Facility Requirements

Parking facilities with 500 or more parking spaces must incorporate one of the following:

1. At least 10% of total parking surface lot area (gross surface area) must use porous paving or grass paving systems, such as "Grasscrete" or "Grasspave;" or
2. At least 10% of the total number of parking spaces must be in a multi-level parking deck.

When a small number of additional pervious parking spaces are required by clause H.1 above, an administrative variance may be approved by the Director in an amount not to exceed ten additional spaces.

(UDO 22-01, § 5, 2-28-2022)

401-3.4. - Vehicular Access**A. Vehicular Access Required**

Any lot or site required to provide minimum frontage by the zoning district in which it is located must provide vehicular access directly from a public street or public alley built to the standards in these regulations except as provided in paragraph G below (Vehicular Access Easements).

B. Subdivisions**1. General**

- a. When land is subdivided into larger parcels that would allow further subdivision into building lots, such parcels must be arranged and designed to allow for the opening of future streets and to provide access to those areas not presently served by streets. The right-of-way for such future streets must be reserved and dedicated on the preliminary and final plats.
- b. No subdivision may be designed to eliminate all street access to adjoining parcels of land. Proposed streets must extend to the boundaries of the tract to be subdivided. Every development must be designed to facilitate either pedestrian or vehicular access to adjoining properties that are developed or anticipated to be developed. Locations of inter-parcel access will be as required by and subject to the approval of the Director.
- c. A stub street must be provided to the boundary of a development when necessary to provide access to a land-locked abutting property, for planned continuity of future circulation, for improved access for public safety vehicles, or for the extension of public water or other utilities to neighboring lands. Such stub streets must be designed to allow their reasonable extension and must be located to be reasonably incorporated into a street design for the neighboring property. The stub street requirement may be waived by the Director, in consultation with the Director of the Departments of Public Safety and the Gwinnett County Department of Public Utilities.
- d. Stub streets on an abutting property must be extended into a proposed development and incorporated into its street design. This requirement may be modified by the Director when a serious topographical hardship or dissimilar zoning exists which would create unacceptable land use conflicts between the two developments. This modification may be conditioned on the provision of easements necessary for the extension of public utilities, the provision of a cul-de-sac or other permanent turnaround on the stub street, or the removal of the stub street back to its nearest intersection.

C. Town Center Overlay, Town Center Districts, NR District, MU District**1. Applicability**

The following applies to developments in the TCO, TC, NR, or MU districts that are more than 5 acres in size.

2. Stub-out Streets Required

- a. Where a development abuts a parcel greater than 5 acres in size that is zoned TCO, TC-MU, TC-R, MU, NR, BG, OP, or CI, stub-out streets within the development must be installed to meet the block standards of Sec. 401-3.2.C.2. This requirement applies regardless of whether subdivision is proposed.
- b. The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel to the point where the connection to the anticipated street is expected.
- c. Stub-out streets must be located so that the portion of the block perimeter located on the development does not exceed 50% of the applicable block perimeter maximum.

3. Connecting to an Existing Stub-Out Street

If a stub-out street exists on an abutting parcel, the street system of any new development must connect to the stub-out street to form a through street.

4. Exception

The Director may grant an administrative variance to eliminate the requirement for a stub-out street or require pedestrian and bicycle-only access when steep slopes over 25%, highways, waterways, tree conservation areas, stream buffers, cemeteries, open space, civic space, or easements would make the provision of a stub-out street infeasible.

D. Access Improvements for Single-Family Attached Subdivisions and Residential Subdivisions

1. When property that abuts upon an existing or proposed City street is to be developed or redeveloped as a single-family attached or residential subdivision and the City street will provide access to the property, project access improvements to the City street (deceleration lanes, turn lanes, etc.) must be provided by the developer as required by this paragraph.
2. A deceleration lane is required at each subdivision street entrance that is accessed from a minor collector street or major thoroughfare. If a street has an existing or proposed median, and the developer desires to construct a median break to serve the subdivision, then a left turn lane leading to the median break must be provided by the developer and must meet these standards.
3. Deceleration lanes must follow the standards included in Chapter 4 of GDOT's Driveway and Encroachment Control Manual. Additional right-of-way to accommodate the deceleration lane and an 11-foot shoulder must be dedicated by the developer to the City at no cost. Associated drainage improvements as deemed necessary by the construction of the deceleration lane are also required.
4. Other project access improvements may be required upon the recommendation of the Director to ensure adequate site access, pedestrian access, convenience, and safety to the motoring public.
5. The developer must relocate public or private utilities and drainage structures, as may be occasioned by the required project access improvements.

E. Access Improvements for Multifamily and Nonresidential Developments

1. When property that abuts upon an existing or proposed City street is to be developed or redeveloped for multifamily or nonresidential uses and the City street will provide access to the property, access improvements to the City street (deceleration lanes, turn lanes, etc.) must be provided by the developer.
2. A deceleration lane is required at each project driveway or subdivision street entrance, as applicable, that is accessed from a minor collector street or major thoroughfare. If a street has an existing or proposed median, and the developer desires to construct a median break to serve the project, then a left turn lane leading to the median break must be provided by the developer and must meet these standards.
3. Deceleration lanes must follow the standards included in Chapter 4 of GDOT's Driveway and Encroachment Manual. Additional right-of-way to accommodate the deceleration lane and an 11-foot shoulder must be dedicated by the developer to the City at no cost. Associated drainage improvements deemed necessary by the construction of the deceleration lane are also required.
4. Other project access improvements may be required by the Department upon the recommendation of the Director to ensure adequate site access, pedestrian access, convenience, and safety to the motoring public.
5. The developer is responsible for the relocation of public or private utilities and drainage structures as may be occasioned by the required project access improvements.

F. Dead End Streets

1. Where a dead end street (other than a cul-de-sac) serves more than three lots, the developer must provide a temporary vehicular turnaround within the right-of-way. This requirement may be waived if an extension of the dead end street is approved and under construction before its inclusion in a final plat.
2. Where a street dead ends at the property boundary and the street exceeds 1,000 feet in length, a permanent cul-de-

sac is required. In this situation, right-of-way to the property boundary is required, but the pavement may not extend to the property boundary beyond the edge of the paved cul-de-sac turnaround. In no case may a dead end street exceed 2,000 feet in length unless approved by the Director due to unusual topographic conditions or property configurations.

G. Vehicular Access Easements

1. Applicability

The following applies when vehicular access is required by paragraph A above (Vehicular Access Required).

2. General

Vehicular access may be provided from a public street indirectly via easement in any one or more of the following circumstances:

- a. The property is a buildable lot of record, as defined herein, but does not meet the minimum frontage requirement of the applicable zoning district. The property must be served by an exclusive access easement which must be limited to the provision of access to only one principal use or structure.
- b. The access easement serves a single-family residence on a lot which is otherwise a buildable lot of record, and which is sharing a common driveway with no more than one other single-family residence.
- c. The access easement was lawfully established as such under the Code, ordinances, or regulations of the City of Snellville before the adoption of this UDO.
- d. The access easement coincides with a private street approved under this UDO.
- e. The access easement serves a buildable lot of record which meets the minimum frontage requirements of this UDO, but at which point the access is not achieved.

H. Inter-parcel Access

1. Applicability

The following applies in the TCO, TC, RM, RX, MU, NR, BG, HSB, LM, OP, or CI districts along State routes, arterial streets, and collectors when lots of any size abut a lot zoned TCO, TC, RM, MU, NR, BG, HSB, LM, OP, or CI.

2. General

- a. Internal vehicular circulation areas must be designed and installed to allow for cross-access between abutting lots.
- b. Vehicle cross-access may not be gated.
- c. When an abutting lot is vacant or already developed, a stub for a future cross-access connection must be provided at the point where the connection to the abutting parcel is expected to occur in the future.
- d. If a cross-access driveway stub exists on an abutting parcel, the internal vehicular circulation area must connect to the stub to form a cross-access connection.
- e. When cross-access for vehicles is deemed impractical by the Director based on topography, the presence of natural features, or vehicular safety factors, relief from the requirement for cross-access may be granted by administrative variance. Bicycle and pedestrian connections must be provided between abutting parcels when cross-access relief is granted.
- f. Property owners who establish cross-access easements must:
 - i. Allow pedestrian and vehicular access to all properties on the same block face as the property owner establishing the cross-access. Pedestrian and vehicular access is contingent upon the granting of reciprocal vehicular, bicycle and pedestrian access rights to the granting property;
 - ii. Record an easement allowing cross-access to and from properties served by the cross-access easement;

- iii. Record a joint maintenance agreement requiring each property owner to maintain the vehicular, bicycle and ped areas on their lot;
- iv. Contain a provision prohibiting the erection of fences, walls, and other obstructions that prevent the use of vehicular, bicycle and pedestrian access ways;
- v. Include a statement that the cross-access agreement is conveyed with the land, is binding on all successors, heirs, and assignees, and that the easement rights are perpetual; and
- vi. The cross-access agreement must be signed by all of the owners of the granting property.

401-4.2. - Streetscapes Required

A. General

1. All streetscapes that are required or installed must conform to Table 401-4.2.

Table 401-4.2. Streetscape Table

Street Type	Zoning & Overlay District	Development Type	Planter	Sidewalk
Local	All districts except TC-R, TC-MU, NR, MU	Residential Subdivision	5 ft. min.	4 ft. min.
Local	TC-R, NR, MU	All development types	5 ft. min.	6 ft. min.
Local	TC-MU, TCO	All development types	5 ft. min.	10 ft. min.
Principal Arterial, Major Arterial, Minor Arterial, Major Collector	All districts except TC-R, TC-MU, MU	All development types	5 ft. min.	6 ft. min.
Principal Arterial, Major Arterial, Minor Arterial, Major Collector	TC-R, TC-MU, TCO, MU	All development types	5 ft. min.	10 ft. min.
Alley	All districts	All other development types	Not required	Not required

2. On existing public streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be dedicated to the City to meet the required improvements.
3. Where an easement is provided to the City:
 - a. The back of the minimum required sidewalk (adjacent to the lot) easement area is considered the lot line for the purpose of establishing required setbacks;

- b. The easement area is not included in lot coverage calculations; and
 - c. The easement area does not count towards the minimum lot size requirements for new lots.
4. A greenway or multi-use trail may be required instead of a sidewalk along any new or existing street when the location has been identified for one in the Snellville Greenway Master Plan greenway, in any other official City plan or project, or by GDOT. See Sec. 401-5.2.B.

B. Towne Center Districts

1. All streetscapes that are required or installed must conform to Table 401-4.2.
2. Where a publicly funded streetscape using alternative planter standards was installed after January 1, 2010, the planter standards of the Table 401-4.2.B do not apply.
3. Where streetscape is required and a property abuts a parcel where no streetscape is required, the streetscape within 20 feet of such parcel must taper to provide a smooth transition to the existing sidewalk. If no existing sidewalks exist, the sidewalk must taper to a width of 6 feet.
4. Street trees must be planted in the planter as follows:
 - a. Street trees must conform to Sec. 207-3.4, except as otherwise specifically provided below.
 - b. Each tree must have a minimum of 40 square feet pervious planting area. The entire planting area must be planted with evergreen ground cover or a tree grate must be installed.
 - c. Street trees may count toward the landscape strip requirements of Sec. 207-3.2.
 - d. The area between required plantings must either be planted with evergreen ground cover or paved in accordance with clause B.6 below.
 - e. The Director must approve all plantings, planting replacements, and planting removals.
5. Tree grates are not required if sidewalk width requirements are met unless otherwise determined by the Director. If grates are installed, they must be at least 4 feet by 8 feet in size and of a type specified by the Director.
6. All paving must be approved by the Director.
7. No awning or canopy may extend over the planter.
8. Trash receptacles or similar elements, when installed, must be of a type specified by the Director in accordance with design standards utilized by the City for placement of such objects in the public right-of-way.
9. Decorative pedestrian lights must be installed as follows:
 - a. Lights must be installed in the planter, except as provided in "B.9.c" below, a maximum of 40 feet on center and spaced equal distance between street trees.
 - b. Lights must be of a type approved by the City for placement in the Towne Center public right-of-way.
 - c. Lights may be installed in an adjacent yard when GDOT prohibits placing them in the planter.
10. Utilities must be buried or placed to the rear of structures to allow for unobstructed use of sidewalks.

(UDO 22-01, § 6(Exh. I), 2-28-2022)