

B. Accessory Use and Structure Setback Requirements

When shown in Table 201-1.6, accessory uses and structures must observe the following setback requirements adjacent to all lot lines, except when the required building setback is less than the following distances:

1. Up to 100 square feet in area: min. 5-foot setback
2. 101 to 300 square feet: min. 10-foot setback.
3. 301 to 500 square feet: min. 15-foot setback.
4. Over 500 square feet: min. 20-foot setback

C. Canopies and Covered Entrances

Canopies and covered entrances for places of worship may encroach:

1. Into the required side (interior) or rear yard up to 3 feet; and
2. Into the required front yard or side (street) yard, provided such extensions are not closer than 15 feet from the street right-of-way line or future right-of-way line as designated on the Gwinnett County Long Range Road Classification Map, whichever is greater.

D. Driveways

1. No more than 35% of the front yard area may be used for driveways or authorized on-site parking. See paragraph G below.
 - a. The Director is authorized to grant administrative variances to the requirement of this section, in order to meet the requirements of Sec. 201-1.6.D.2. or Sec. 201-1.6.D.3.
2. All garage doors facing a public or private street must observe a minimum 22-foot front and side (street) setback from sidewalk in all residential districts.
3. Build to Rent residential districts require a minimum 24-foot wide driveway and minimum 30-foot driveway length, measured from inside edge (house side) of sidewalk to garage door.

E. Fences and Walls

1. Fences, walls, and retaining walls are allowed in all yards, except as provided for in Sec. 201-1.9 (Buffer Setbacks) and clause 2 below.
2. Fences, walls, and retaining walls in a front yard or side (street) yard must be placed within 2 feet of the vertical plane of any lot line unless a greater distance is required by Sec. 201-1.8 (Intersection Visibility).

F. Mechanical Equipment

1. Mechanical equipment associated with residential uses, such as HVAC units, swimming pool pumps or filters, and security lighting, may encroach into a side (interior) or rear yard, provided that such extension is at least 3 feet from the vertical plane of any lot line.
2. Mechanical equipment associated with residential uses may only encroach into a front or side (street) yard when less than 30 square feet in footprint.