

# gwinnettcounty Unified Development Ordinance

P: A permitted use.

S: A use requiring a Special Use Permit subject to approval following the application procedures and requirements in Section 270-30 of the UDO. **Table 230.4**

A: An accessory use subject to the requirements specified and generally applicable to accessory uses.

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2	
<b>Agricultural and Rural Recreational Uses</b>																									
Agricultural Uses (crop or animal production)	Y	P																							
Beekeeping	Y	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P		
Community Garden	Y	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P		
Country Clubs and Golf Courses	Y	P	S	S	S	S																			
Equestrian Facility, Riding Stables or Academy	Y	P																							
Fishing Club or Fishing Pond		P																							
Forestry and Logging		P																							
Golf Driving Range		S																S	P		S	S	S	S	
Greenhouse or Plant Nursery (wholesale)		P																					P	P	
Kennel or Pet Boarding	Y	P							S									P	P				S	S	
Livestock Sales Pavilion or Auction Facility	Y	P																							
Livestock, keeping of (for personal utility)	Y	P	P	P	P																				
Shooting and Archery Ranges and similar outdoor recreation facilities	Y	S																S	S				S	S	
Wild Animals, keeping of	Y	P																							
Winery		P																							
<b>Commercial and Retail Uses</b>																									
Adult Establishment	Y																							P	P
Ambulance or Medical Transport Company																		S	P					P	P
Antique Shop									P					P			P	P	P	P	P				
Appliance Repair Shop																		P	P				P	P	
Art and School Supply Store									P					P			P	P	P	P	P				
Auction House																		P	P				P	P	
Automatic Teller Machine									P					P		P	P	P	P	P	P	P	P	P	P
Automobile Accessories Sales and Installation																		P	P				S	P	
Automobile Auction																		S	S				S	P	
Automobile Body Repair and Painting																		S	P				S	P	
Automobile Brokerage	Y															P	P	P	P				P	P	
Automobile Customization, Modification and Rebuilding																		S	P				S	P	
Automobile Parts Store (with installation)																		S	P						

# gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
<b>Commercial and Retail Uses</b>																								
Automobile Parts Store (without installation)																		P	P					
Automobile Repair Shop, Lubrication and Tire Store																		S	P				S	P
Automobile Sales and Related Service																		S	P					
Bed and Breakfast Inn	Y	S		S	S				S								S	P	P	P	P	P		
Bicycle Shop									P					P			P	P	P	P	P	P		
Billboard or Oversized Sign																		P	P			S	S	S
Boat and Marine Equipment Sales and Service																		S	P				S	P
Book, Music and Media Store									P					P			P	P	P	P	P	P		
Building Materials Sales (wholesale)																							P	P
Building Materials Sales (retail)																		P	P					
Camera/Photographic Supply Store									P					P			P	P	P	P	P	P		
Car Wash (express-service)																		S	P					
Car Wash and/or Detailing (full-service)																		S	P					
Car Wash (self-service)																		S	P					
Catering Service														P			S	P	P	P	P	P	P	P
Cellular Phone Store														P			P	P	P	P	P	P		
Check Cashing or Payday Loan Facility	Y																	S	S					
Clothing, Apparel and Shoe Stores									P					P			P	P	P	P	P	P		
Convenience Store (with or without fuel pumps)																	P	P	P	P	P	P		
Copy, Blueprint or Printing Shop									P					P				P	P	P	P	P	P	P
Department Store	Y													P				P	P	P	P	P		
Discount Department Store, Big-Box Specialty Store or Supercenter	Y													P				P	P	P	P	P		
Dollar or Variety Store																		P	P					
Driving Instruction/DUI School																		P	P				P	P
DUI School																		P	P				P	P
Electronics and Computer Stores									P					P				P	P	P	P	P		
Emissions Inspection Station	Y																	P	P				P	P
Farmer's Market (off-site products)		S							S									P	P		P	P		
Farmer's Market (on-site products only)	Y	P																						
Fireworks Sales, principal use	Y																	S	S				S	S
Fireworks Sales, ancillary use	Y																P	P	P	P	P			

# gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
<b>Commercial and Retail Uses</b>																								
Florist or Flower Shop									P					P			P	P	P	P	P			
Food Store, Specialty (butcher, greengrocer, bakery)									P					P			P	P	P	P	P			
Funeral Home																		P	P				P	P
Furniture or Home Furnishings Store														P				P	P		P	P		
Garden Supply Center																		S	P					
Gift Shop or Greeting Card Shop									P					P			P	P	P	P	P			
Grocery Store														P			P	P	P	P	P			
Hair Salon, Beauty Parlor or Barber Shop									P					P			P	P	P	P	P			
Hardware Store									P					P			P	P	P	P	P			
Health Club, Spa or Fitness Center									P					P			P	P	P	P	P	S	S	
Home Improvement Store																		P	P					
Hookah/Vapor Bar or Lounge	Y													S				S	S		S	S		
Hotel or Motel	Y													P				P	P	P	P	P	P	P
Ice Vending Machines, Bulk																								S
Interior Decorating Shop									P					P			P	P	P	P	P	P	P	P
Jewelry Store									P					P			P	P	P	P	P			
Laundry or Dry Cleaners									P					P			P	P	P	P	P			
Lawn and Garden Equipment Sales and Service																		S	P				S	P
Locksmith																		P	P				P	P
Lounge or Nightclub														P				P	P			P		
Massage, Therapeutic														P				P	P		P	P		
Motorcycle, Scooter and ATV Sales and Related Service																		S	P					
Motorcycle, Scooter and ATV Service and Repair																		S	P				S	P
Motorcycle Parts, Apparel and Accessories Store (without installation)																		P	P					
Movie Theater, Cineplex or Multiplex														P				P	P		P	P		
Musical Instrument Store									P					P			P	P	P	P	P			
Outdoor Sales, Storage or Display (retail)																		S	P	S	S	S		
Palm/Psychic Reading and Fortune Telling																		P	P					
Parking Garage or Lot														P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (general)																		S	S					
Pawn Shop (jewelry only)																		P	P					

# gwinnettcounty Unified Development Ordinance

Uses	Supl. Reg.	RA-200	R-L1	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2	
<b>Commercial and Retail Uses</b>																									
Pet Grooming									P					P			P	P	P	P	P				
Pet Shop or Pet Supply Store									P					P			P	P	P	P	P				
Pharmacy or Drug Store									P					P			P	P	P	P	P				
Pool or Billiards Halls	Y																	S	S						
Precious Metals Dealer																		P							
Recreation and Entertainment Facility (indoor)														P			S	P	P	P	P	P	P	P	P
Recreation and Entertainment Facility (outdoor)																		S	P	S	S	S	S	S	S
Recreational Vehicle Park or Campground		S																S	P						
Recreational Vehicle Rental, Sales and Service																		S	P				S	S	
Rental, Automobile	Y																	P	P				P	P	
Rental, Furniture and Electronics														P				P	P						
Rental, Heavy and Farm Equipment																							S	P	
Rental, Light Equipment and Tool																		P	P				P	P	
Rental, Truck and Trailer	Y																	S	P				S	P	
Repair Shop, Electronics and Small Appliance																		P	P				P	P	
Repair Shop, Shoe and Leather									P					P			P	P	P	P	P	P	P	P	P
Restaurant (coffee shop, doughnut shop or ice cream parlor)									P					P			P	P	P	P	P				
Restaurant (drive-in or drive-thru fast food)																	S	P	P	P	P				
Restaurant (full service)									P					P			P	P	P	P	P	P	S	S	
Self-Storage or Mini-Warehouse Facility	Y																	S	P				P	P	
Shooting Ranges, Indoor																		P	P				S	S	
Smoke Shop or Novelty Shop																		P	P						
Sporting Goods Store									P					P			P	P	P	P	P				
Sports Training Facility (indoor)														P			S	P	P	P	P	P	P	P	P
Sports Training Facility (outdoor)																		S	P				S	S	
Stone Yard or Stone Cutting																		S	S				P	P	
Studio, Art									P					P			P	P	P	P	P	P	P	P	P
Studio, Dance or Martial Arts									P					P			P	P	P	P	P	P	P	P	P
Studio, Photography									P					P			P	P	P	P	P	P	P	P	P
Swimming Pool Sales Facility																		P	P				P	P	
Swimming Pool Supply Store																		P	P				P	P	

Uses	Suppl. Reg.	RA-200	R-L-L	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2	
<b>Commercial and Retail Uses</b>																									
Tailor, Dressmaker, Sewing Shop									P					P			P	P	P	P	P	P	P	P	P
Tanning Salon														P			P	P	P	P	P				
Tattoo and Body Piercing Parlor																		S	S						
Taxi or Limousine Service														P				S	P				S	P	
Title Loan Facility																		P	P						
Toy Store, Hobby Shop or Game Store									P					P			P	P	P	P	P				
Travel Agency									P					P			P	P	P	P	P	P	P	P	P
Truck Sales, Leasing and/or Service, Heavy																		S	S				S	P	
Wholesale Membership Club																		P	P				S	S	
<b>Industrial and Manufacturing Uses</b>																									
Aircraft Factory																							S	P	
Aircraft Hanger and Maintenance																							P	P	
Aircraft Landing Field																		S	S				S	P	
Alcoholic Beverage Plant/Distillery																							P	P	
Asphalt Plant																								S	
Automobile Manufacturing Plant																								S	
Automobile or Truck Storage Lot (excl. junk/wrecked vehicles)	Y																	S	P				S	P	
Baking Plant																							P	P	
Beverage Bottling Plant																							P	P	
Bulk Storage Tank (accessory use)																							P	P	
Bulk Storage Tank (principal use)																							S	S	
Cabinet Shop																							P	P	
Call Center																S	S	P	P				P	P	
Caretaker or Watchmen Quarters (accessory)																							A	A	
Carpet and Upholstery Cleaning Service																		P	P				P	P	
Cement, Concrete or Masonry Plant																							S	P	
Chemical Plant (non-pharmaceutical)																							S	P	
Clothing, Apparel or Shoe Manufacturing																							P	P	
Cold Storage Plant																							P	P	
Composting Facility (municipal solid waste)																								S	
Composting Facility (yard trimmings)	Y																						S	P	

# gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-L1	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
<b>Industrial and Manufacturing Uses</b>																								
Contractors Office, Building Construction																		P	P				P	P
Contractors Office, Heavy/Civil Construction/Logging																							S	P
Contractors Office, Landscape																		S	P				P	P
Contractors Office, Specialty Trade																		P	P				P	P
Convention Facility																		P	P		P	P	P	P
Data Center																P	P	P	P			S	P	P
Depot / Passenger Terminal (bus or rail)																		S	P	S	S	P	P	P
Distribution Facility																							P	P
Die Casting Works																							P	P
Electronics Waste (e-waste) Collection/Recycling																		S	S				P	P
Explosives Plant / Storage																							S	P
Fat and Bone Rendering Plant																								S
Feed Processing Facility																							S	P
Fertilizer Plant																								P
Food Processing/Packaging/Canning Plant (other than poultry/meat processing)																							P	P
Heavy Equipment or Farm Equipment Sales or Service																							S	P
Ice Manufacturing/Packing Plant																							P	P
Janitorial and Maid Services																		P	P				P	P
Laboratory (medical or dental)																		P	P			S	P	P
Laboratory, Research and Testing Facility																						S	P	P
Landfill	Y	S		S																			S	S
Laundry/Dry Cleaning Plant																							P	P
Lawn Treatment Service																		P	P				P	P
Liquid Waste Treatment/Recycling																							S	P
Machine Shop																							P	P
Maintenance Shop (automobile or truck fleet vehicles)																							S	P
Manufactured Building or Mobile Home Sales																		S	P				S	P
Manufacturing or Assembly Plant																						S	P	P
Metal Smelting/Forging Works																								P
Movie Studio																						P	P	P

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
<b>Industrial and Manufacturing Uses</b>																								
Moving Company																							P	P
Outdoor Storage (other than junk/salvage yards)																							P	P
Quarrying, Mining, Borrow Pit																								S
Paper/Pulp Mill																								S
Pest Control/Extermination Business																		P	P				P	P
Petroleum Refinery/Processing Plant																								S
Pharmaceutical Manufacturing Plant																							P	P
Photo Processing Plant																							P	P
Plastics Extrusion Plant																							P	P
Plumbing Equipment Dealer																		P	P				P	P
Poultry/Meat Processing Plant																							S	S
Printing, Bookbinding or Publishing Plant																							P	P
Radio or Television Station/Studio																		P	P			S	P	P
Railroad Repair or Storage Yard																							S	P
Recording/Rehearsal Studio																		P	P		P	P	P	P
Recovered Materials Processing Facility	Y																						S	P
Research or Testing Facility (indoor)																						S	P	P
Research or Testing Facility (outdoor)																							S	P
Salvage Operation or Junk Yard	Y																						S	S
Sawmills and Logging Facility		S																					S	P
Scrap Tire Processing, Grinding or Retreading																							S	S
Self-Service Ice Manufacturing/Vending Machine																		S	S				S	S
Septic Tank Pumping Company																							S	P
Slaughterhouse																								S
Soft Drink Bottling/Distribution Plant																							P	P
Solid Waste Transfer Station																								S
Studio, Movie																						P	P	P
Sugar Refinery																								S
Tannery/Leather Processing																								S
Taxidermist																		S	S				S	P
Textile or Carpeting Factory																							P	P
Towing/Wrecker Service and Impound Lot																							S	S

# gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-L1	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
<b>Industrial and Manufacturing Uses</b>																								
Tree Service and Log Splitting																							S	P
Truck Terminal or Intermodal Terminal																							S	P
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																							S	P
Upholstery Shop																		P	P				P	P
Waste Incineration Facility																								S
Welding Shop																							P	P
Wholesaling and Warehousing (accessory retail <15%)																							P	P
Wood Chipping and Shredding, Log Splitting	Y																						S	P
<b>Office, Institutional, and Cultural Uses</b>																								
Acupuncture																P	P	P	P				P	P
Animal Hospital or Veterinary Clinic	Y	S							P						S	S	P	P	S	P	P	P	P	P
Art Gallery									P					P			P	P	P	P	P	P	P	P
Bail Bonding Company																		S	S				S	P
Bank or Financial Services Institution									P					P	P	P	P	P	P	P	P	P	P	P
Blood Plasma Donation Center															S	P	P	P					P	P
Cemetery or Mausoleum	Y	S		S	S													S	S				S	S
Cemetery, Family	Y	S	S	S	S																			
Club, Lodge, or Fraternal Organization									P						S	P	P	P	P	P	P	P	S	S
Community Center or Cultural Facility	Y	P		P	P				P					P			P	P	P	P	P	P	S	S
Corporate Training and Education Centers														P	S	S	P	P	S	P	P	P	P	P
Counseling Center															S	P	P	P	P				P	P
Crematory (accessory use)																		S	S				S	P
Crematory (principal use)																								P
Day Care Facility									P					P	S	S	P	P	P	P	P	P	S	S
Hospice Home															S	S	P	P	P					
Hospital																		P	P				P	P
Human Services Ministry																		P	P				P	P
Medical Office or Clinic									P					P	P	P	P	P	P	P	P	P	P	P
Meditation Center		S		S	S										S	P	P	P	P	P	P	P	P	P
Museum or Library									P					P			P	P	P	P	P	P	P	P
Nursing Home															P	P	P	P	P				P	P
Office (business)														P	P	P	P	P	P	P	P	P	P	P
Office (professional)									P					P	P	P	P	P	P	P	P	P	P	P



# gwinnettcounty Unified Development Ordinance

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
<b>Office, Institutional, and Cultural Uses</b>																								
Office Park																P	P	P	P				P	P
Office/Showroom Facility																		P	P				P	P
Place of Worship	Y	P	P	P	P				P					P	S	P	P	P	P	P	P	P	P	P
Residential Rehab. Center		S		S	S											S	S	S	S				S	P
School or College, Business/Career (for profit)														P		S	P	P	P	P	P	P	P	P
School, Montessori									S			S	S	P	S	S	P	P	P	P	P	P	S	S
School, Private (College or University)	Y	S		S												P	P	P	P	P	P	P	P	P
School, Private (Primary and Secondary)	Y	S		S	S				S							P	P	P	P	P	P	P	P	P
School, Trade or Vocational																		S	P			S	P	P
Shelter, Community	Y																	S	S				S	P
Shelter, Residential	Y																	S	S				S	P
Special Events/Banquet Facility or Rental Hall	Y	S							S					P			S	P	P	S	P	P	P	P
Stadium, Concert Hall or Amphitheater																		S	P		P	P	S	P
Tutoring and Learning Centers									P					P	S	S	P	P	P	P	P	P	P	P
<b>Residential Uses</b>																								
Child Caring Institutions (CCI)	Y	S	S	S	S	S			S															
Community Living Arrangement or Host Home (CLA)	Y	S	S	S	S	S			S															
Customary Home Occupation	Y	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P		
Day Care Facility (family)		P	P	P	P	P	P	P	P															
Day Care Facility (group)		S	S	S	S	S	S		S															
Dormitory											P	P	P									S	S	S
Dwelling, Accessory	Y	P	P	P	P				P							P								
Dwelling, Boarding or Rooming House	Y											P	P											
Dwelling, Duplex												P	P							P	P	P		
Dwelling, Live/Work									P							P				P	P	P		
Dwelling, Loft												P	P	P						P	P	P		
Dwelling, Mobile or Manufactured Home		S						P																
Dwelling, Multifamily												P	P	P						P	P	P		
Dwelling, Single-Family Detached		P	P	P	P	P	P		P	P										P	P	P		
Dwelling, Townhouse									P		P									P	P	P		
Dwelling, Villa									P	P	P									P	P	P		
Dwelling, Zero Lot Line									P	P										P	P	P		

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
<b>Residential Uses</b>																								
Personal Care Home, Congregate																S	P	P	P	P	P	P	S	S
Personal Care Home, Family	Y	S	S	S	S				S															
Retirement Community, Continuing Care															S									
Retirement Community, Independent Living										P		P	P	P	S									

**Section 230-120. Accessory Building, Structure and Use Standards.**

- 230-120.1 Accessory uses shall also be subject to other sections of this Chapter 230.
  - 230-120.2 All accessory buildings, structures and uses of land shall be clearly subordinate to and supportive of the principal use and located on the same lot as the principal use to which they are accessory.
  - 230-120.3 All accessory buildings or structures shall be located in the rear yard or in the side yard, except as provided in Section 230-120.10. Accessory buildings in front yards are prohibited unless permitted by Administrative Variance as provided in [Section 270-130](#).
  - 230-120.4 No accessory uses or structures except driveways and individual mailboxes shall be located within the public right-of-way. Landscaping shall not be located within the public right-of-way unless approved by Gwinnett County Department of Transportation.
  - 230-120.5 When an accessory building or structure is attached to the principal building, it shall comply with the minimum setback requirements of the principal building to which it is accessory.
  - 230-120.6 Accessory buildings, structures or uses shall not be allowed in the side yard of a corner lot that faces a public street, except those permitted within a front yard.
  - 230-120.7 Accessory buildings or structures shall not be erected on a lot prior to the time of construction of the principal building to which it is accessory.
  - 230-120.8 Accessory buildings or structures shall not be utilized unless the principal structure is also occupied.
  - 230-120.9 Except as provided herein, accessory buildings and structures shall be set back a minimum of 5 feet from any property line.
  - 230-120.10 Driveways, fences and walls may be located up to a property line.
  - 230-120.11 In all zoning districts, the following accessory uses and structures shall be allowed in front yards: fences, walls, gates and gate-houses, signs, mailboxes, covered mail kiosks, sidewalks, walkways, driveways, parking pads, parking lots, parking decks, lampposts, flagpoles, birdbaths, arbors, trellises, and landscaping.
- In the RA-200 zoning district, the following shall also be allowed in front yards: barns and stables, silos, animal enclosures and agricultural buildings that are customarily related to commercial farming.
- In the R-LL, R-100, R-75, R-60, OSC, and TND zoning districts, the following shall also be allowed in front yards: basketball goals adjacent to driveways.
- In the O-I, C-1, C-2, C-3, HRR, MU-N, MU-C, MU-R, M-1 and M-2 zoning districts, the following shall also be allowed in front yards, as applicable: fountains statuary and similar decorative features; gasoline pumps and canopies; cart corrals; vacuum stands and canopies; donation collection boxes in compliance with the requirements of Section 230-130 of this UDO.