

# LAND FOR SALE

± 5.81 ACRES  
\$2,905,000.00

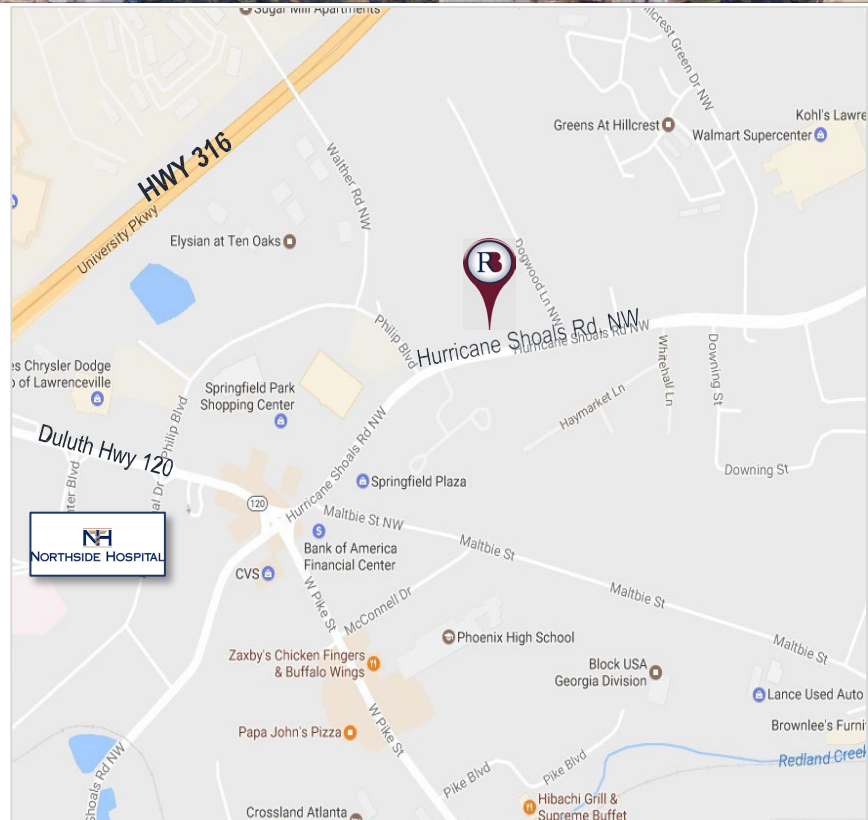
## Hurricane Shoals Road, NW

Lawrenceville, GA 30046



### Property Highlights

- Price: \$2,905,000.00/\$500,000.00 per Acre
- Approximately 5.81 Acres
- All Utilities Available Including New Sewer
- Combined Frontage: 414' on Hurricane Shoals Road, NW
- Zoning: O&I- Office & Institutional
- Level Topography
- Located just off Hwy 316 & Duluth Hwy 120, next to Springfield Park Shopping Center & Gwinnett Medical Center, Lawrenceville
- Excellent Lawrenceville Amenities & Access to Hwy 316



**Richard Bowers & Co.**  
260 Peachtree Street | Suite 2400  
Atlanta, GA 30303  
(404) 816-1600  
[www.richardbowers.com](http://www.richardbowers.com)

**For More Information, Contact:**

**Tarkenton Thompson, VP**  
(404) 816-1600 – ext. 140  
[tthompson@richardbowers.com](mailto:tthompson@richardbowers.com)



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### Detailed Aerial - ±5.81 Acres



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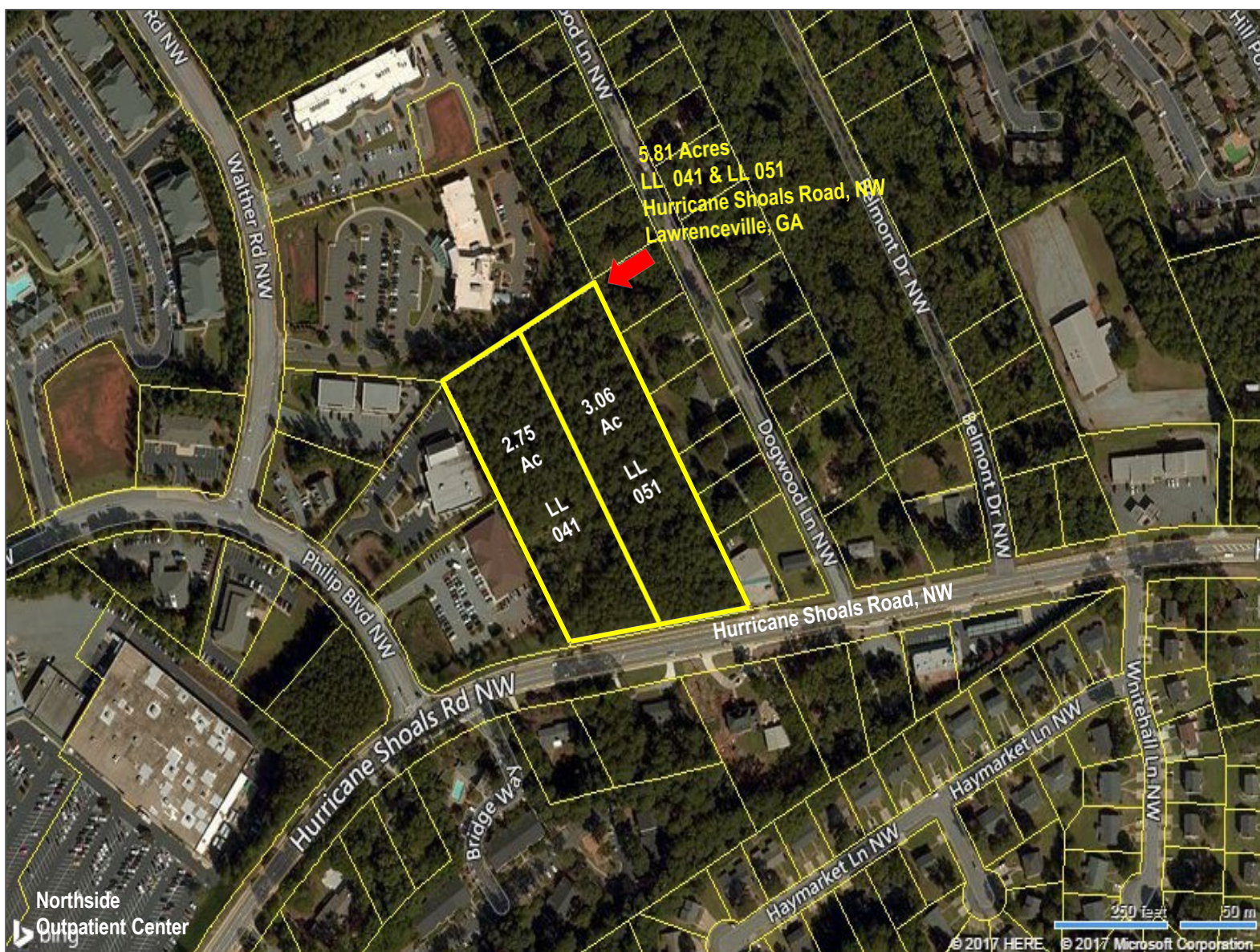
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## Hurricane Shoals Road, NW

Lawrenceville, GA 30046

### Plat Map - ±5.81 Acres



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# Property Report

Thursday, January 30, 2025

Hurricane Shoals Rd, GA  
Gwinnett County, GA parcel# R7009 041

## Property Report

### Location

<b>Property Address</b>	Hurricane Shoals Rd GA
<b>Subdivision</b>	Springfield Park
<b>County</b>	Gwinnett County, GA

### Current Owner

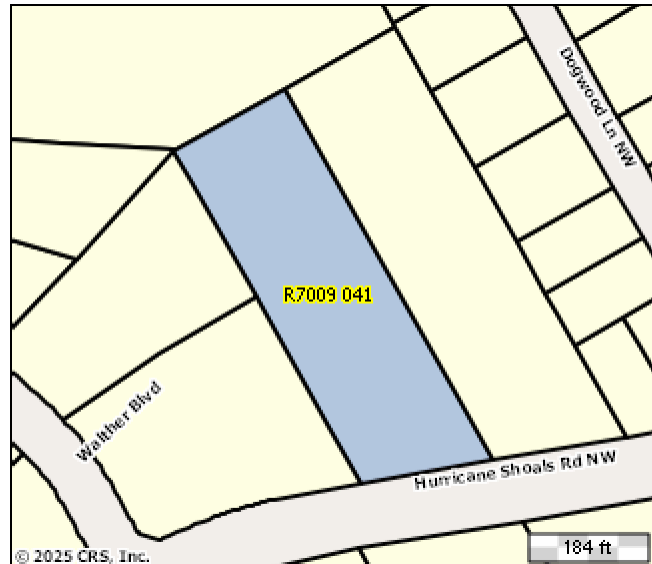
<b>Name</b>	Benson Kenneth C Md
<b>Mailing Address</b>	300 Crooked Stick Dr Alpharetta, GA 30004-3439

### Property Summary

<b>Property Type</b>	Commercial
<b>Land Use</b>	Commercial Vacant Land
<b>Improvement Type</b>	
<b>Square Feet</b>	

### General Parcel Information

<b>Parcel/Tax ID</b>	R7009 041
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	1227712
<b>District/Ward</b>	Lawrenceville
<b>2020 Census Trct/Blk</b>	<a href="#">505.64/2</a>
<b>Assessor Roll Year</b>	2023



### Sales History through 01/03/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page or Document#
12/15/1989	\$275,100	Benson Kenneth C Md				5825/194

### Tax Assessment

Appraisals	Amount	Taxes	Amount
<b>Assessment Year</b>	2023	<b>Tax Year</b>	2023
<b>Appraised Land</b>	\$376,200	<b>City Taxes</b>	\$335.27
<b>Appraised Improvements</b>	\$0	<b>County Taxes</b>	\$4,830.42
<b>Total Tax Appraisal</b>	<b>\$376,200</b>	<b>Total Taxes</b>	<b>\$5,165.69</b>
<b>Total Assessment</b>	<b>\$150,480</b>	<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

### Mortgage History

No mortgages were found for this parcel.

### Property Characteristics: Building

No Buildings were found for this parcel.

### Property Characteristics: Extra Features

No extra features were found for this parcel.

### Property Characteristics: Lot

<b>Land Use</b>	Commercial Vacant Land	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	B/	<b>Lot Square Feet</b>	119,790
<b>Latitude/Longitude</b>	33.968849°/-84.004454°	<b>Acreage</b>	2.75



**Property Characteristics: Utilities/Area**

<b>Gas Source</b>	Public	<b>Road Type</b>	Paved
<b>Electric Source</b>	Public	<b>Topography</b>	Level
<b>Water Source</b>	Public	<b>District Trend</b>	
<b>Sewer Source</b>	Public	<b>Special School District 1</b>	
<b>Zoning Code</b>	Oi-Office-Institutional	<b>Special School District 2</b>	
<b>Owner Type</b>			

**Legal Description**

<b>Subdivision</b>	Springfield Park	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	B/	<b>Description</b>	Pt L2 Bb Springfield Park 1
<b>District/Ward</b>	Lawrenceville		

**Fema Flood Zones**

<b>Zone Code</b>	<b>Flood Risk</b>	<b>BFE</b>	<b>Description</b>	<b>FIRM Panel ID</b>	<b>Firm Panel Eff. Date</b>
<b>X</b>	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	<a href="#">13135C0073F</a>	09/29/2006

Thursday, January 30, 2025

Hurricane Shoals Rd, GA  
Gwinnett County, GA parcel# R7009 041

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# Property Report

Thursday, January 30, 2025

Hurricane Shoals Rd, GA  
Gwinnett County, GA parcel# R7009 051

## Property Report

### Location

<b>Property Address</b>	Hurricane Shoals Rd GA
<b>Subdivision</b>	Springfield Park
<b>County</b>	Gwinnett County, GA

### Current Owner

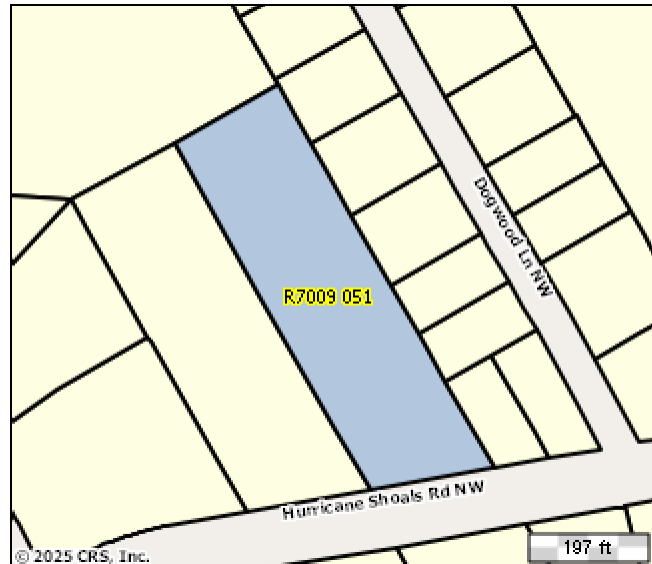
<b>Name</b>	Benson Kenneth C Ira
<b>Mailing Address</b>	5901 Peachtree Dunwoody Rd Ste C495 Atlanta, GA 30328-7191

### Property Summary

<b>Property Type</b>	Commercial
<b>Land Use</b>	Commercial Vacant Land
<b>Improvement Type</b>	
<b>Square Feet</b>	

### General Parcel Information

<b>Parcel/Tax ID</b>	R7009 051
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	1643325
<b>District/Ward</b>	Lawrenceville
<b>2020 Census Trct/Blk</b>	<a href="#">505.64/2</a>
<b>Assessor Roll Year</b>	2023



### Sales History through 01/03/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page or Document#
04/18/1995		Benson Kenneth C Md Pc Pension	Benson Kenneth C Md Pc Pension			11609/219
12/15/1989	\$306,100	Benson Kenneth C Md Pc Pension	Benson Kenneth C Md Pc Pension			5825/196

### Tax Assessment

Appraisals	Amount	Taxes	Amount
<b>Assessment Year</b>	2023	<b>Tax Year</b>	2023
<b>Appraised Land</b>	\$418,600	<b>City Taxes</b>	\$373.06
<b>Appraised Improvements</b>	\$0	<b>County Taxes</b>	\$5,374.83
<b>Total Tax Appraisal</b>	<b>\$418,600</b>	<b>Total Taxes</b>	<b>\$5,747.89</b>
<b>Total Assessment</b>	<b>\$167,440</b>	<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

### Mortgage History

No mortgages were found for this parcel.

### Property Characteristics: Building

No Buildings were found for this parcel.

### Property Characteristics: Extra Features

No extra features were found for this parcel.

**Property Characteristics: Lot**

<b>Land Use</b>	Commercial Vacant Land	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	B/	<b>Lot Square Feet</b>	133,293
<b>Latitude/Longitude</b>	33.969027°/-84.003836°	<b>Acreage</b>	3.06

**Property Characteristics: Utilities/Area**

<b>Gas Source</b>	Public	<b>Road Type</b>	Paved
<b>Electric Source</b>	Public	<b>Topography</b>	Level
<b>Water Source</b>	Public	<b>District Trend</b>	
<b>Sewer Source</b>	Public	<b>Special School District 1</b>	
<b>Zoning Code</b>	Oi-Office-Institutional	<b>Special School District 2</b>	
<b>Owner Type</b>			

**Legal Description**

<b>Subdivision</b>	Springfield Park	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	B/	<b>Description</b>	Pt L2 Bb Springfield Park 1
<b>District/Ward</b>	Lawrenceville		

**Fema Flood Zones**

<b>Zone Code</b>	<b>Flood Risk</b>	<b>BFE</b>	<b>Description</b>	<b>FIRM Panel ID</b>	<b>Firm Panel Eff. Date</b>
<b>X</b>	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	<a href="#">13135C0073F</a>	09/29/2006

Thursday, January 30, 2025

Hurricane Shoals Rd, GA  
Gwinnett County, GA parcel# R7009 051

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H. Limit on Accessory Activities.

- I. Accessory activities such as loading, unloading supplies and materials shall be limited to business hours (9:00am to 5:00pm Monday through Friday, except state and federal Holidays).
  - a. On-site storage must be located within a fully enclosed structure and shall be limited to no more than ten percent of the principal gross building space. The cumulative total of all accessory buildings shall not exceed 10 percent of the principal building area. On-site storage buildings are subject to the provisions of [Section 230-120 Accessory Use Standards](#).
- I. Code compliance.  
Change from residential to non-residential use requires compliance with the [Gwinnett County Construction Code](#) for commercial construction.

210-140.7

**Application Process.**

The O-R rezoning process shall follow the same process for rezoning as prescribed in [Section 270-20, Zoning Ordinance Text and Map Amendments](#), with the following modifications:

- A. All such rezoning applications shall be accompanied by a Concept Plan. The Concept Plan shall provide all information necessary to demonstrate that it achieves the criteria provided in this section.
- B. If the rezoning application is approved by the Board of Commissioners, then such rezoning shall be conditioned to the applicant's developing in substantial conformity with the Concept Plan, including any modifications or conditions approved by the Board pursuant to its deliberations on the application.
- C. Rezoning exhibit shall not constitute entitlement to permits.

210-140.8

**Zoning Exhibit.**

- A. As part of the application for rezoning, an exhibit shall be submitted that includes the following information:
  1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
  2. A plan showing applicable details, to include lots; streets and right-of-ways; setback lines, existing buildings and structures to remain or be demolished; proposed new buildings and entrances; existing and proposed driveways, parking lots, dumpsters, fences, sidewalks, retaining walls and other structures; trees, buffers and landscaping; preliminary floor plans and elevations for proposed renovations indicating use of proposed building materials; stormwater management facility, drainage easements and floodplain.
  3. Information indicating the following:
    - a. Proposed uses and tenants;
    - b. Dimensions and square footage of lots;
    - c. Heated floor areas of existing and proposed buildings; and,
    - d. Number of off-street parking spaces and method of calculation of need for off-street parking spaces.

210-140.9

**Other Requirements.**

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances, the requirements of this district shall govern.

**Section 210-150. O-I Office-Institutional District.**

210-150.1

**Purpose and Intent.**

This zoning district is established to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings.

210-150.2

**Permitted Uses.**

Uses permitted in the O-I District are as listed in the UDO in [Section 230-100 Table of Permitted and Special Uses](#) provided that they comply with the [Supplemental Use Standards of Section 230-130](#).



- 210-150.3 **Accessory Uses and Structures.**  
 A. Accessory uses and structures shall be permitted in the O-I District in accordance with [Section 230-100 Table of Permitted and Special Uses](#) and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.  
 B. If an office building, hotel or motel as a principal use includes one or more accessory uses from the categories of Retail Trade, Accommodation and Food Services, Arts, Entertainment and Recreation, or Other Services, the total floor area of accessory uses may not exceed 15 percent of the total floor area of the building.
- 210-150.4 **Special Uses.**  
 Special uses may be permitted in the O-I District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) and may be subject to the additional [Supplemental Use Standards established in Section 230-130](#) of the UDO.
- 210-150.5 **Property Development Standards.**  
 Property in the O-I District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#) and the applicable site related provisions contained in Title 3 of the UDO.
- 210-150.6 **Limit on Accessory Activities.**  
 A. Accessory activities such as loading, unloading supplies and materials shall be limited to business hours (9:00am to 5:00pm Monday through Friday, except state and federal Holidays).  
 I. On-site storage must be located within a fully enclosed structure and shall be limited to no more than ten percent of the principal building area and five percent of the total lot area. On-site storage buildings are subject to the provisions of [Section 230-120 Accessory Use Standards](#).

## **Section 210-160 C-I Neighborhood Business District.**

- 210-160.1 **Purpose and Intent.**  
 The C-I Neighborhood Business District is intended to provide for commercial uses of a convenience nature for nearby residential neighborhoods. These uses are intended to be facilities serving the everyday needs of these nearby neighborhoods rather than the larger community. The residential character of the area surrounding this district shall be of primary consideration when Rezonings, Special Use Permits or Variances to these regulations are reviewed.
- 210-160.2 **Permitted Uses.**  
 Uses permitted in the C-I District are as listed in the UDO in [Section 230-100 Table of Permitted and Special Uses](#) provided that they comply with the [Supplemental Use Standards of Section 230-130](#).
- 210-160.3 **Accessory Uses and Structures.**  
 Accessory uses and structures shall be permitted in the C-I District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.
- 210-160.4 **Special Uses.**  
 Special uses may be permitted in the C-I District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.
- 210-160.5 **Property Development Standards.**  
 Property in the C-I District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#) and the applicable site related provisions contained in Title 3 of the UDO.

Table 230.4

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>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																						
Farm Winery		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																						
<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	P		
Appliance Repair Shop																		P	P				P	P
Art and School Supply Store									P					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
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					



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-I	C-2	C-3	MU-N	MU-C	MU-R	M-I	M-2
Commercial and Retail Uses																								
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		
Brewpub																	S	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	Y																	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		
Discount Department Store, Big-Box Specialty Store or Supercenter	Y													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		
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	P		
Florist or Flower Shop									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-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Food Store, Specialty (butcher, greengrocer, bakery)									P					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	P		
Grocery Store														P			P	P	P	P	P	P		
Hair Salon, Beauty Parlor or Barber Shop									P					P			P	P	P	P	P	P		
Hardware Store									P					P			P	P	P	P	P	P		
Health Club, Spa or Fitness Center									P					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	P		
Laundry or Dry Cleaners									P					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	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					
Pet Grooming									P					P			P	P	P	P	P	P		
Pet Shop or Pet Supply Store									P					P			P	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>Commercial and Retail Uses</b>																								
Pharmacy or Drug Store									P					P			P	P	P	P	P	P		
Pool or Billiards Halls	Y																	S	S					
Precious Metals Dealer																		P	P					
Recreation and Entertainment Facility (indoor)													P				S	P	P	P	P	P	P	P
Recreation and Entertainment Facility (outdoor)																		S	P	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
Restaurant (coffee shop, doughnut shop or ice cream parlor)									P					P			P	P	P	P	P	P		
Restaurant (drive-in or drive-thru fast food)																	S	P	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	P		
Sports Training Facility (indoor)													P				S	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
Studio, Dance or Martial Arts									P					P			P	P	P	P	P	P	P	P
Studio, Photography									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
Tailor, Dressmaker, Sewing Shop									P					P			P	P	P	P	P	P	P	P
Tanning Salon														P			P	P	P	P	P	P		
Tattoo and Body Piercing Parlor																		S	S					

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-I	M-2
<b>Commercial and Retail Uses</b>																								
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	P		
Travel Agency									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
Contractors Office, Building Construction																		P	P				P	P
Contractors Office, Heavy/Civil Construction/Logging																							S	P
Contractors Office, Landscape																		S	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>																								
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
Microbrewery	Y																	P	P	P	P	P	P	P
Movie Studio																						P	P	P
Moving Company																							P	P
Outdoor Storage (other than junk/salvage yards)																							P	P
Quarrying, Mining, Borrow Pit																								S
Paper/Pulp Mill																								S

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>Industrial and Manufacturing Uses</b>																								
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
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

# 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-I	C-2	C-3	MU-N	MU-C	MU-R	M-I	M-2
Industrial and Manufacturing Uses																								
Welding Shop																							P	P
Wholesaling and Warehousing (accessory retail <15%)																							P	P
Wood Chipping and Shredding, Log Splitting	Y																						S	P
Office, Institutional, and Cultural Uses																								
Acupuncture																P	P	P	P				P	P
Animal Hospital or Veterinary Clinic	Y	S							P							S	S	P	P	S	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
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	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
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
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
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



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>Office, Institutional, and Cultural Uses</b>																								
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		
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								