

Sec. 207-2. Buffers and Screening

207-2.1. Buffers

A. Applicability

This subsection applies to any Development Permit or Substantial Building Permit, except those involving individual single-family detached and two-family dwellings. Permit applications must include a separate landscape plan that has been prepared and sealed by a Georgia registered landscape architect, certified arborist, or Georgia registered forester.

B. Buffer Requirements

A buffer is required as follows:

1. New projects must provide a buffer strip along lot lines that abut another existing zoning district when indicated in Table 207-2.1.B, unless otherwise allowed by clause 2 below.
2. When a buffer is required by Table 207-2.1.B, but the existing adjacent site is designated for commercial, office institutional, or light manufacturing in the future land use plan, the buffer may be eliminated or reduced with the written consent of the abutting property owner.

Table 207-2.1.B. Minimum Buffer Strip Requirements

New Project Zoning	Existing Adjacent District (Required Buffer Shown in Feet)										Res (County) [2]
	RS-30 RS-30- BTR	RS-15 RS-15- BTR	RS-5 RS-5- BTR	R-DU R-DU- BTR	R-TH R-TH- BTR	RM	RX	RO RO-BTR	PRC	TC-R	
SP [1]	15	15	15	--	--	--	--	--	--	--	15
RM	15	15	15	--	--	--	--	--	--	--	15
RX	15	15	15	--	--	--	--	--	--	--	15
RO	15	15	15	--	--	--	--	--	--	--	15
OP	40	40	40	40	40	40	40	40	40	40	40
BG	40	40	40	40	40	40	40	40	40	40	40
HSB	60	60	60	60	60	60	60	60	60	60	60
MU	40	40	40	40	40	40	40	40	40	40	40
NR	40	40	40	40	40	40	40	40	40	40	40
LM	60	60	60	60	60	60	60	60	60	60	60
TC-R	15	15	15	15	15	15	15	15	15	--	15
TC-MU	40	40	40	40	40	40	40	40	40	--	40
CI	40	40	40	40	40	40	40	40	40	40	40

Table Notes

[1] Residential district use allowed by special use

[2] Required where adjacent to residential zoned property(s) located in unincorporated Gwinnett County.

C. Minimum Buffer Strips

All buffers must be established in accordance with the following: