

City of Sugar Hill  
Planning Staff Report  
**ZOA 24-002**

DATE: August 28, 2024  
TO: Mayor and City Council  
FROM: Planning Director  
SUBJECT: Zoning Ordinance Amendment ZOA 24-002  
Residential Driveway Policies

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## RECOMMENDATION

1. Consolidate current text from Zoning Ordinance Section 1106 into Section 407, by deleting “Not to exceed 30% of the front yard or 20% of the rear yard” and replacing with “Refer to Section 1106.”

## BACKGROUND

The city’s property maintenance ordinance prohibits parking on grass, lawn, or dirt areas within the yard areas of any home. Additionally, the city’s zoning ordinance requires that all vehicles be parked on a concrete, asphalt, or gravel driveway and does not allow a single-family residential parking area to exceed 30% of the front yard, 20% of the rear yard, or 35% of a combination of the front, side, rear yards.

Nearby municipalities have the following requirements:

- Buford – 30% of front yard – 35% of front yard (asphalt or concrete only)
- Dacula – 30% of front yard for detached residences (gravel allowed)
- Duluth - 35% of a combination of the front, side, and rear yards (gravel allowed)
- Gwinnett County – 35% of front yard (gravel allowed)
- Johns Creek – paved parking or all-weather surface area less than 35% of front yard
- Lawrenceville – Approved hard surfaces in the front yard area are limited to 35 percent (does not include gravel)
- Milton – Side yard and no more than 50% of a rear yard (approved hard surfaces include gravel)
- Suwanee - 35% of front yard, (vehicle shall be parked on a surface that is treated and intended to accommodate a vehicle)

The City of Sugar Hill requirements are similar to those of our neighboring communities. These requirements appear in three separate sections of the city’s zoning ordinance and municipal code:

City of Sugar Hill Zoning Ordinance: Article 4, Section 407

Driveway, single-family residential parking area: Not to exceed 30% of the front yard or 20% of the rear yard.

City of Sugar Hill Zoning Ordinance: Article 11, Section 1106:


“No more than thirty-five percent (35%) of a combination of the front, side and rear yards may consist of a concrete, asphalt or gravel driveway or parking area and the remaining percentage shall be grass or landscaped areas.”

**Sugar Hill Municipal Code Section 14-311 – Automobiles or motor vehicles**

“It shall be unlawful to park any motor vehicle, either operable or inoperable, on the grass, lawn or dirt areas in the yard of any non-residential structure or undeveloped property located within the corporate boundaries of the City of Sugar Hill. Further, parking any motor vehicle, either operable or inoperable, on any surface other than an approved concrete or asphalt parking area shall be unlawful. Lawfully existing gravel parking areas shall not be expanded without written permission from the city, shall be maintained at a uniform depth of at least four inches and shall be kept free of debris, weeds, and uneven holes or depressions...”

Planning staff can work with public works staff to implement design standards for new driveways or modifications to existing driveways related to access approval on city streets.

**All measurements are approximate using the Gwinnett GIS map and latest aerial imagery from 2023**

Example Property	Coverage
<p style="text-align: center;"><b>5395 Windswept Trace</b></p> 	<p><b>Front Yard</b></p> <ul style="list-style-type: none"> <li>• 606 sqft. Gravel + 542 sqft. Concrete</li> <li>• Front Yard Area – 2,980 sqft.             <ul style="list-style-type: none"> <li>○ Covered Area – 39%</li> </ul> </li> </ul> <p><b>Total Yard</b></p> <ul style="list-style-type: none"> <li>• 542 sqft. Concrete + 927 sqft. Gravel</li> <li>• Total Yard Area – 10,018 sqft.             <ul style="list-style-type: none"> <li>○ Covered Area – 15%</li> </ul> </li> <li>• Present since ~2015</li> </ul>
<p style="text-align: center;"><b>1336 Frontier Trail</b></p> 	<p><b>Front Yard</b></p> <ul style="list-style-type: none"> <li>• 2,586 sqft Concrete</li> <li>• Front Yard Area – 12,608 sqft.             <ul style="list-style-type: none"> <li>○ Covered Area – 20%</li> </ul> </li> </ul> <p><b>Total Yard</b></p> <ul style="list-style-type: none"> <li>• 4,306 sqft. Concrete</li> <li>• Total Yard Area – 36,590 sqft.             <ul style="list-style-type: none"> <li>○ Covered Area – 12%</li> </ul> </li> <li>• Present since ~1978</li> </ul>

## 4529 Cheeley Drive



### Front Yard

- 1,469 sqft Concrete
- Front Yard Area – 6,172 sqft.
  - Covered Area – 23%

### Total Yard

- 2,301 sqft. concrete
- Total Yard Area – 19,602 sqft.
  - Covered Area – 11%
- Present since ~2019 (loop driveway was present before)