



Legend

- Tier I
- Tier II (not used)
- Tier III (not used)
- Tier IV

Tier I - Transition

Serves as a transitional or buffer area between higher-density centers and lower-density uses.

Maximum Densities:

- Height: 65 ft. or five stories
- Residential: 16 units/acre
- FAR: 0.50

Tier II - Neighborhood Center

The smallest-scale “center”, it is more locally-oriented than the larger centers.

Maximum Densities:

- Height: 100 ft. or ten stories
- Residential: 32 units/acre
- FAR: 1.00

Tier III - Town Center

Development of this scale draws from outside the district and is a destination within the County.

Maximum Densities:

- Height: 220 ft. or 20 stories
- Residential: 48 units/acre
- FAR: 2.00

Tier IV -Regional Center

The largest type of center found in Gwinnett County, this is a high-density mixed-use area that draws from throughout the metropolitan area and beyond.

Maximum Densities:

- Height: 300 ft. or 25 stories
- Residential: 96 units/acre
- FAR: 5.00