

Maintenance & Appearance of Commercial Parking Lots

Gwinnett County has adopted ordinances (regulations) to maintain the appearance and safety of our communities. Parking lots that are not well-maintained can negatively impact the community in several ways:

- Decrease the curb appeal of your business and the surrounding community
- Increase potential liability due to safety hazards to drivers and to pedestrians
- Increase potential liability by causing damage to vehicles or to property
- Block the visibility of businesses from the street
- Create visual clutter which can be distracting to drivers

Plan of Action:

- Clear your parking lot of trash and other debris.
- Fill in potholes and address other dangerous road features in your parking lot.
- Park any delivery or service vehicle that displays advertisements in the rear lot.
- Do not park or store commercial vehicles or equipment in residential areas.
- Maintain grass, shrubbery, and landscaping.

What do the ordinances say about parking lot maintenance? Unified Development Ordinances (UDO 240-60.3.C and UDO 240-110.1):

Maintenance and Appearance of Parking Lots: Parking lots shall be maintained in good condition, free of potholes, weeds, dust, trash, and debris. Porous paving and grass paving systems shall be maintained to function as designed. Vehicle Parking Area – Commercial: In any commercial or office zoning district, delivery / service vehicles and vehicles displaying advertising must be parked within the side or rear yard and may not be parked within the front yard. [Corner lots have 2 front yards, facing each street.]

230-130.3 Supplemental Use Standards - Automobile, Truck or Vehicle Storage Lot (other than impound lot).

Automobile, Truck or Vehicle Storage Lots shall be subject to the following requirements and restrictions:

1. Storage lots for commercial vehicles, semis and/or tractor trailers shall be located on a site containing no less than 10 acres.
2. The entire lot shall be surrounded by a 15-foot in depth buffer adjacent to any public street, a 25-foot in depth buffer adjacent to a non-residential zoning district, and a 50-foot in depth buffer adjacent to any mixed-use or residential zoning district.
3. A security fence or wall is required enclosing the lot. The security fence or wall shall meet the requirements of Section 230.80.
4. No outdoor sound amplification device is permitted.
5. No inoperable or junk vehicles are permitted.
6. Outdoor lighting shall consist of cut-off luminaries that shall be directed inward so as not to direct light onto adjacent residential property. When adjacent to residentially zoned property, any outdoor light fixtures shall not exceed 35 feet in height.

Learn more at
GwinnettCodeEnforcement.com
 or 770.513.5020

Resources

Preventative Care for Your Parking Lot:

- **Ensure Proper Drainage:** Check your parking lot and notice any areas of standing water, which can get into tiny cracks in the asphalt, weaken the pavement, and shorten the life of the asphalt. Make sure there is no standing water by clearing any clogged or blocked drain.
- **Keep Your Lot Clean:** Set a regular cleaning or maintenance schedule to blow or sweep the parking lot and remove litter and trash. Dust, sediment, and other surface debris that accumulates over time will get into tiny cracks and cause the pavement to expand and deteriorate.
- **Take Care of Oil Stains:** Oil stains left on asphalt will cause the pavement to soften and then deteriorate with rainwater and abrasion due to dirt and grime. Wipe or soak up any oil stains with cloth and kitty litter, and then remove the stain as quickly as possible.
- **Inspect the Lot Each Year for Cracks:** Once per year, inspect the surface of the parking lot and identify and repair any cracks immediately. Rainwater and dirt / debris will get into existing cracks and cause them to expand, making them more expensive to repair.
- **Seal the Surface:** Periodically, you may choose to seal coat the pavement as a protective coating against water, dirt and debris, oil, gasoline, and UV rays, all of which can cause deterioration of the pavement.
- **Inspect Striping and Signage:** Once per year, inspect all striping and lot signage. Ensure pavement and curb markings can be clearly seen, including fire lane markings, arrows, and striping.
- **Stay in ADA Compliance:** Maintain required handicapped striping and signage for accessible parking spaces in accordance with ADA regulations.
- **Tend to Trees and Shrubs:** Schedule regular trimming and pruning to make sure trees or shrubs in your parking area do not block drivers' safe view of the road. Overgrown tree branches and shrubs can block walkways and cause damage to vehicles. Ensure security lighting to protect cars and pedestrians in your parking lot at night is not blocked by trees or shrubs.

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