

**ORDINANCE NO. ZON ORD-2025-**

**AN ORDINANCE TO AMEND**

**THE ZONING ORDINANCE OF THE CITY OF LAWRENCEVILLE**

The City Council of the City of Lawrenceville, Georgia hereby ordains the Zoning Ordinance of the City of Lawrenceville is amended as follows:

Section 1: That the Zoning Ordinance, Article 2 Supplemental and Accessory Use Standards of the City of Lawrenceville, Georgia is hereby amended to delete Section 200.3.58 Personal Care Home, Family in its entirety, and add replace Section 200.3.58 Personal Care Home, Family as follows:

**200.3.58 PERSONAL CARE HOME, FAMILY**

**A. Special Use Permit**

A Personal Care Home, Family facility may be permitted in the AR, RS-180 and RS-150 zoning classifications with the approval of a Special Use Permit, pursuant to the City of Lawrenceville Zoning Ordinance, Article 9, Section 907. Rezoning and Special Use Permit Application Public Hearing Process.

**B. Lot Size and Resident Capacity**

Personal Care Homes shall be located on a lot of at least one acre in size, with a maximum resident capacity of six (6) individuals.

**C. Architectural Consistency**

The dwelling unit shall feature a residential facade which is architecturally consistent with the surrounding dwelling units.

**D. On-Site Staffing**

A qualified employee must always be present on the premises during operation.

**E. Roadway Access**

The Personal Care Home shall be located adjacent to and directly accessed from a roadway classified as an Arterial (Principal, Major, Minor) or Collector (Major, Minor). A Personal Care Home shall not be located adjacent to nor, directly accessed from a

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roadway classified as a Street - Local Residential, Street - Private Alley or Street - Private Utility Easement.

1. Street - Local Residential, Street - Private Alley or Street - Private Utility Easement shall be defined as follows:
  - a. Street - Local Residential - A surface street intended primarily to provide local access to adjacent residential development and not for through traffic.
  - b. Street - Private Alley or Street - A private access way having the same function as a public street, providing access to more than one property, but held in private ownership (as distinct from a “driveway”).
  - c. Street - Private Utility Easement - A private utility easement dedicated to a private Homeowners Association or Multifamily Professional Property Management and intended for vehicle traffic or over which the City of Lawrenceville may hold a prescriptive easement for public access.

**F. Proximity Limitations**

A Personal Care Home shall not be located within 1,000 feet of another Personal Care Home

**G. Licensing and Compliance**

The Personal Care Home shall be licensed by the State of Georgia and operate in full compliance with the rules and regulations of the Georgia Department of Community Health at all times.

**H. Building Code and Zoning Compliance**

The Personal Care Home shall comply with the International Building Code, as well as applicable City codes, ordinances and regulations.

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IT IS SO ORDAINED, this --<sup>th</sup> day of -----, 2025.

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David R. Still, Mayor

Attest:

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Karen Pierce, City Clerk