

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

LOCAL CODE AMENDMENT FORM (For Local Government Use Only)

Item #: 1	(For P&D use only)	Page:	1	of	16	
Local Government:	City of Lawrenceville	Date:	Friday, September 20, 2024 <u>Monday, October 7, 2024</u>			
Official's Name and Title:	Todd Hargrave, Director Planning and Development Department	Address:	70 South Clayton Street Lawrenceville, Georgia 30046			
Email:	thargrave@lawrencevillega.org	Phone:	678.407.6563			
Title of Code Book:	City of Lawrenceville, Zoning Ordinance, Fifth Edition	Code Section:	Article 1 Districts, Sec. 102.6 RS-TH INF – Townhouse-Family Infill Residential District			
CHECK ONE:	<input type="checkbox"/>	Revise section to read as follows:	<input checked="" type="checkbox"/>	Add new section and renumber remaining sections in consecutive as follows:		
	<input type="checkbox"/>	Delete section and substitute the following:	<input type="checkbox"/>	Delete without substitution:		
LINE THROUGH MATERIAL TO BE DELETED:			<u>UNDERLINE MATERIAL TO BE ADDED</u>			

Code section with strike through and underline:

102.6 RS-TH INF - TOWNHOUSE-FAMILY INFILL RESIDENTIAL DISTRICT

A. Purpose

This RS-TH INF zoning district is intended for the infill development of medium-density townhouse-family dwellings and dwelling units within the boundaries of the City of Lawrenceville Infill District Mmap³.

B. Townhouse Dwelling Unit Standards

1. Townhouse-Family Dwelling and Dwelling Units

A townhouse-family dwelling shall be constructed in a minimum of four (4) attached dwelling units, but not more than a maximum of six (6) attached dwelling units in which each dwelling unit extends from foundation to roof. Each one-family attached townhouse dwelling unit is separated from any other dwelling unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have a minimum of two (2) stories above the centerline grade of an adjacent public right-of-way.

C. Site Development Standards

1. Minimum Site Area

The minimum site area for which the RS-TH INF zoning classification is permitted shall be one-half acre (½ ac.). This minimum site area shall not be altered by a Variance.

Exception:

A property zoned (RM-12) General Residence, 3,600 Sq. Ft. District prior to the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, shall be subject to the review and approval of the City Council. This Exception shall not be altered by a Variance.

2. Density

Gross density in an RS-TH INF zoning classification shall not exceed 12 Units Per Acre (UPA).

3. Off-Street Parking

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

Option 1. Off-Street Attached Garage

Off-Street Attached Garages shall be constructed with a rear-entry two-car garage. Subject to the review and approval of the City Council.

Off-street attached garages shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

Option 2. Off-Street Parking Lot

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 ½) parking spaces per dwelling unit. Subject to the review and approval of the City Council.

Off-street parking lots shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

b. Off-Site Parking

Where a property is unable to meet the minimum requirements set forth in Subsection C.3.a., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

4. Sewer Capacity

Sewer Capacity Certification Request shall require the review and approval of the Gwinnett County Department of Water Resources.

5. Road Classification

RS-TH INF townhouse-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

See figures for examples:

Ex. No. 1 - Rear Entry Townhouse Dwelling Units



D. Lot Dimensional Standards

Property in the RS-TH INF District shall be developed in accordance with the applicable provisions contained in the City of Lawrenceville Development Regulations and Subdivision Regulations, and the following additional standards:

<u>Table 102.6 C.1 - Principal Structure *</u>					
<u>Minimum Lot Area</u>	<u>Minimum Building Height</u>	<u>Maximum Number of Stories</u>	<u>Minimum Lot/Unit Width</u>	<u>Maximum Units Per Row (UPR)</u>	<u>Minimum Units Per Row (UPR)</u>
<u>2,400 sq. ft.</u>	<u>35 feet</u>	<u>3 Stories</u>	<u>24 feet</u>	<u>6</u>	<u>4</u>

<u>Table 102.6 C.2 - Principal Structure</u>			
<u>Minimum Front Yard Setback</u>	<u>Minimum Rear Yard Setback</u>	<u>Minimum Side Yard Setback</u>	<u>Minimum Dwelling Separation</u>
<u>15 feet</u>	<u>20 feet</u>	<u>0 feet</u>	<u>20 feet</u>

<u>Table 102.6 C.3. - Minimum Heated Floor Area</u>

<u>Studio</u>	<u>1-bedroom</u>	<u>2-bedroom</u>	<u>3-bedroom</u>	<u>4-bedroom</u>
-	<u>1,000 sq. ft.</u>	<u>1,200 sq. ft.</u>	<u>1,400 sq. ft.</u>	<u>1,600 sq. ft.</u>

<u>Table 102.6 C.4 - Maximum % Bedroom Units</u>	
<u>Three (3) bedroom units - Forty (40%) percent</u>	<u>Four (4) bedroom units - ten (10%) percent</u>

1. RS-TH Townhouse Units - General

- a. Front façade(s) of townhouse dwelling units shall be parallel or radial to a Public Street (Public Right-of-Way).**
- b. Front façade(s) of townhouse dwelling units shall be staggered or offset to a minimum of two (2) feet providing architectural relief.**

E. Mandatory Homeowners Association

As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development property. The Homeowners Association shall be recorded in the deed records of the Superior Court of Gwinnett County either as written restrictive covenants or on the plat for development of the subdivision.

The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

F. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

- 1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.**

2. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.

3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.

4. Provide a unique architectural entrance with door surround.

5. Incorporate changes in building material texture, and color.

6. Provide elements such as shutters and roof eave brackets.

7. Refer to Article 6, Architectural and Design Standards , for types of materials allowed in the district.

G. Development Standards:

The following minimum requirements shall be applied to the property:

1. All vehicles shall be parked on a subdivision lot on an approved hard surface.

2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.

3. A minimum of four and a maximum of six units shall be allowed in each row of townhouses.

4. Private Drive shall be installed with the following dimensions:

a. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back-to-back of curbs).

b. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.

5. All utilities shall be underground and shall be located within the required right-of-way.

6. All townhouses must be rear entry; driveways shall have no access to exterior streets.

7. Rear entry units shall abide by the following rules and regulations:

a. Rear entry units' garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

b. Driveway must provide two external parking spaces (9 ft. x 20 ft. each)

c. Driveways shall be measure 27 feet from the required 24-foot Private Drive.

8. Front entry units shall require the approval of an associated Variance. If approved, shall abide by the following rules and regulations:

a. Garages shall not be converted into heated interior space without being replaced with another garage within the building of the property subject to the terms of this Ordinance.

b. The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.

c. Driveway must provide two external parking spaces (9 ft. x 20 ft. each).

9. Each townhome residence shall have a two-car garage as a minimum requirement.

10. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.

11. Building fronts shall be staggered to provide architectural relief.

12. Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the City of Lawrenceville.

13. The term "pavement width of streets" as used in this Ordinance shall be defined as from the back of curb to back of curb.

14. No driveway shall have access to exterior streets.

15. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.

16. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.

H. Utility Restrictions

1. All utilities shall be located underground.

2. All utilities meters shall be located along a side or rear elevation.

I. Green/Common Space:

1. Every RS-TH INF townhouse-family residential development consisting of more than six (6) buildable lots shall be required to construct an area of public green space within the confines of the development.

2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.

3. The common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.

4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.

a. The minimum size for a public green, park or square 2,500 square feet

b. Provide a mix of undisturbed natural plantings and/or formal plantings

c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.

d. Install outdoor lighting.

J. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.

c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.

d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.

e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.

f. Conceptual Signage Plan.

³A copy of the City of Lawrenceville Infill Districts Map is included herein as Attachment "1"

Complete ordinance section containing local amendment:

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- c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.
- f. Conceptual Signage Plan.

³ A copy of the City of Lawrenceville Infill District Map is included herein as Attachment "1"

PLANNING AND DEVELOPMENT DEPARTMENT

**LOCAL CODE AMENDMENT FORM
INSTRUCTION SHEET**

1. Please use a separate form for each proposed local code amendment.
2. "Sheet 1 of " indicates the number of sheets for each individual proposed code amendment, not the number of sheets for all the amendments submitted. If all of the amendment or ordinance section will not fit in the space provided on form, please submit remaining parts on additional sheet.
3. Identify the code and code section that is the subject of the proposed local amendment.
4. The local government official's name, address, telephone, fax and email address must be filled out completely.
5. Be sure to indicate the type of recommended action in the space referred to as "Check One".

6. If the proposed amendment revises the language of the code section, deletes the entire code section, or deletes the entire code section and offers substitute language, include the language of the present code section and line through the language to be deleted and underline the language of the proposed amendment..
7. All proposed local code amendments must be typed and completed in full and the original submitted to the Director of Planning and Development for review and approval. An incomplete form will be sent back to the proponent for completion.