

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	19	
Local Government:	City of Lawrenceville	Date:	Monday, October 7, 2024 <u>Thursday, September 18, 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:	<u>Article 1 Districts,</u> <u>Sec. 102.11 CMU Community</u> <u>Mixed-Use District</u>			
CHECK ONE:	<input checked="" type="checkbox"/>	Revise section and renumber remaining sections in consecutive order:	<input type="checkbox"/>	Add new section and renumber remaining sections in consecutive order:		
	<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:

102.9 102.11 CMU Community Mixed-Use District

A. Purpose

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

Property in the CMU Community Mixed-Use District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Land Use Mix

Each CMU development shall include a mix of land uses, as indicated in the table below.

1. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the CMU District. Nonresidential development must be compatible with the residential component of the development, and in general with the Architectural Design Standards specified in this section and Article 6, Architectural Standards and Design Guidelines.

Land Use	Percentage of Gross Land Area	
	Minimum	Maximum
Residential Uses	30%	75%
Civic/Institutional Uses	15%	50%
Commercial/Retail, Light Industrial or Office Uses	15%	50%

2. This district provides for a diversity of housing types. Each CMU development shall include at least one housing option, including apartments, single-family residences, or townhomes.

a. One Single-family detached dwellings on large lots (at least 9,500 sq. feet) (See AR, RS-180 and RS-150, standards)
b. One Single-family detached dwellings on mid-size lots (7500-9499 sq. feet) See RS-60 standards)
c. One Single-family detached dwellings on small lots (See RS-50 INF¹ standards 4500-7499 sq. feet)
d. Townhouses (See RS-TH INF¹ and RM-8 standards see RM-8 standards above)
e. Multifamily (see RM-12 and RM-24 standards above)

¹Infill District Map [boundaries only. A copy of the City of Lawrenceville Infill District Map is included herein as Attachment "1".](#)

C. Lot Development Standards

Project Area Standard	Off Internal Streets or Private Driveways
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Minimum Site Area	Minimum Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 ft.	25-40 25-40 ft.

Building setbacks adjacent to a classified Arterial or Collector (Principal, Major, Minor) shall be fifty (50) feet.

- This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.

- Duplexes shall be prohibited.

D. Mandatory Homeowners Association. As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Home Owners Association to be attached to the development of the property. The Home Owners 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.

E. Protective Covenants

The development shall have a mandatory community association(s) to provide maintenance for all common areas of landscaping within internal right-of-ways and immediately adjacent external right-of-ways), and enforce reasonable and customary property maintenance standards through 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. Said 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 five percent hardship) may be leased to third parties by individual owners.

- a. Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

E. Green/Common Space:

1. Every development 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. Depending on the scale of the development, 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 houses 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 3,000 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.

F. Connectivity

1. Interconnected network. It is the intent of this section that the public-access-ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an interconnected and continuous network providing convenient vehicular and pedestrian access to abutting properties. The design of the development and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing, community services, public parking parks, and public facilities.
2. Vehicular connectivity
 - a. No streets may be longer than 400 feet without an intersection with another street or alley.
 - b. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs approved by the Director of Planning and Development only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 400 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.
 - c. New streets shall contribute to an interconnected network and meet all of the following standards:
 - i. Location of the new street shall be reviewed and approved by the appropriate City department. Such approval shall be contingent on a finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving vehicular and pedestrian circulation and access to major thoroughfares.
 - ii. Right-of-way and design of the new street shall meet applicable requirements of the appropriate City department.
3. Pedestrian Connectivity
 - a. There shall be an adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic-calming measures, such as paving material variation or barriers (structural or spatial), shall be provided to distinguish vehicular and pedestrian access points.
 - b. Safe, convenient, and continuous pedestrian walkways shall be provided:
 - i. Between building entrances for all buildings in the same block.
 - ii. Along both sides of the street frontage of all streets.
 - iii. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

G. Public Improvements

1. Sidewalks shall meet the Engineering Department Requirements.
2. Crosswalks and pedestrian crossing signage shall be provided consistent with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Engineering Department approval.
3. Greenway Access

- a. Greenways shall be provided in accordance with the Trail Master Plan and maintained in accordance with the plan and other applicable sections of the Zoning Ordinance. Final location of the greenways shall be coordinated with the Engineering Department.
- b. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

H. Access Easements and Inter-parcel Access

1. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided as follows except where the Director of Planning and Development determines that they are not feasible due to topographic or other site-specific constraints:
 - a. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-residential properties on arterials or major collectors designated on the Gwinnett County Long Range Road Classification Map.
 - b. Joint driveways and cross-access easements shall be established for non-residential tracts wherever feasible along streets classified as arterials or major collectors on the Gwinnett County Long Range Classification map.
 - c. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles.
 - d. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Engineering Department to indicate cross access or service drive for traffic safety or per City standards.

I. Parking

1. Vehicle Parking
 - a. The minimum number of required off-street parking spaces shall be provided in Article 5, Parking or in accordance with the following standards, whichever is lower:
 - i. Five parking spaces are required for every 1,000 square feet of the gross floor area of non-residential use.
 - ii. 1.5 parking spaces are required for each residential dwelling unit.
 - iii. The number of required off-street parking spaces may be reduced by an equal number of on-street parking spaces, or by a shared parking agreement.
 - b. All off-street parking must be located to the side or rear of the principal buildings within the CMU District and screened from residential districts. Off-site parking in the front yard is not permitted within the CMU District.
2. Bicycle Racks
 - a. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:
 - i. Uses that require more than 50 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 25 parking spaces required for motorized vehicles.
 - ii. No single building shall be required to provide more than 20 bicycle rack spaces.
 - iii. Bicycle racks shall be located outside of the street right-of-way; in a well-lit area; and no more than 75 feet from the intended use area or building.
3. Transit-Oriented Development Parking
 - a. The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20 percent of the required parking spaces for uses

that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

J. Landscape, Buffers, and Tree Protection

1. The purpose of landscaping in the Community Mixed-Use District is to provide for flexibility of design based upon pedestrian and vehicular connectivity; the types of common space areas; architectural design; and density. The objective is to maintain the health and well-being of the trees.
2. Buffers and tree protection shall be in conformity with Article 4, Buffers.
3. Trees within the Community Mixed-Use development must meet the street tree, parking lot tree, and 16 tree density units per acre requirements. Street trees may count as units toward the tree density requirement.
 - a. Street Trees
 - i. Trees on major entry drives throughout the development shall be canopy trees.
 - ii. Trees on local streets throughout the development may be canopy or small trees.
 - iii. If tree wells are provided within sidewalks, a tree grate or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of the development permit. Details of the tree grates are required to be on the plan.
 - b. Parking Lot Trees
 - i. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.
 - ii. Recommendations for parking lot planting area designs:
 - 1) The use of elongated planting strips that is perpendicular to the parking stalls;
 - 2) Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,
 - 3) The use of at-grade planting areas (bioswales) in parking lots to promote Stormwater runoff treatment.
4. Screening off-street parking lots
 - a. Off-street parking lots may be screened from adjacent roadways and sidewalks by a five-foot landscape strip with the following requirements:
 - i. One tree for every 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2-inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in Article 4, Buffers.
 - ii. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.
5. If landscape strips are provided within the right-of-way, they shall be a minimum of five feet in width, measured from the back of the curb and sidewalk.
6. Individual lot trees are not required on detached residential lots.

K. Streetscape Design

1. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the Article 6, Architectural and Design Standards and the following design criteria:
 - a. Lighting
 - i. A unified lighting plan must be submitted with the concept plan for approval by the Director to be in accordance with Article 6, Architectural and Design Standards, and other sections as applicable. Such lighting provides adequate vehicular and pedestrian visibility

and security of on-site areas such as building entrances, parking, service delivery, and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such a lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.

b. Pedestrian Amenities

- i. Public gathering areas shall be designed with approximately scaled and thematic site furnishings or amenities such as decorative seating, planters, or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.
- ii. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.

- c. Landscaping shall be separated from vehicular uses by some form of barrier such as a high back concrete curb, bollards, curb stops, or other suitable permanent alternatives.

L. Utilities

All existing and proposed utilities located along streets in the Community Mixed-Use District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from streets.

M. Signs

Signs for buildings with an individual use or tenant shall be permitted in accordance with Article 7, Signs.

N. Architectural Standards

1. The applicant for a building permit in the Community Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the City of Lawrenceville Architectural Standards and are substantially consistent with the City of Lawrenceville Zoning Ordinance.
2. Odor Scrubbing
 - a. When residential uses are located with other non-residential uses within the same building, odor-scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.
3. Doors and Entrances
 - a. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
 - b. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

O. Outdoor Operations

1. All uses and operations except off-street parking, off-street loading and delivery, and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:
 - a. Outdoor seating for restaurants shall be subject to the supplemental use regulations of Article 2, Section 200.3.50, Outdoor Seating and be located outside of the street right-of-way.

- b. Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of Article 2, Section 200.3.49 Outdoor sales, or display and be located outside of the street right-of-way.

P. Property Owners Association

1. Common areas, stormwater management facilities, and floodplain and wetland areas shall be owned in fee simple by a mandatory property owners association or approved entity. The developer shall record the deed to the common area prior to, or concurrent with, the recording of the first final subdivision plat.
2. The property owners association or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.
3. At a minimum, the property owners association's bylaws or covenants shall contain the following provisions:
 - a. Governance of the association by the Georgia Property's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
 - b. Responsibility for maintenance of the open space or common area.
 - c. Responsibility for insurance and taxes.
 - d. Automatic compulsory membership of all lot purchasers and their successors and compulsory assessments.
 - e. Conditions and timing of transferring control of the association from the developer to the lot owners.
 - f. Guarantee that the association will not be dissolved without the advance approval of the City Council.

Q. Application Process

1. The Community Mixed-Use rezoning process shall follow the process for rezoning as prescribed in Article 9, Section 907, Rezoning Application Public Hearing Procedures with the following modifications:
 - a. All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director of Planning and Development. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria 1 through 6 (see below) as applicable.
 - b. If the rezoning application is approved by the City Council, then such rezoning shall be conditioned on the applicant's substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the City Council pursuant to its deliberations on the application.
 - c. Zoning Exhibit approval shall not constitute entitlement to permits.
 - d. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

R. Zoning Exhibit

1. 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.

S. Phasing Plan

A phasing plan shall be submitted with the Concept Plan and approved by the Director unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in a written and graphic format the incremental implementation of the Mixed-Use development over a number of years, including the sequence, timing, and responsibility for construction of each building, support facilities, infrastructure, and utilities. The revision of the phasing plan is permitted and must be approved by the Director of Planning and Development prior to each construction phase.

T. Concept Plan

A concept plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the City Council, along with any conditions added thereto by the City Council, according to the plan and plat guidelines listed in the Development Regulations.

U. Building Plans

Prior to issuance of a building permit for any occupied structure to be located within the Community Mixed-Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve the building plans for conformity with the requirements of this article and Article 6, Architectural and Design Standards.

V. Other Requirements

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of the City of Lawrenceville. In any case where the standards and requirements of this district conflicts with other provisions of the City of Lawrenceville Code of Ordinances, the requirements of this district shall govern.

Complete ordinance section containing local amendment:

102.11 CMU Community Mixed-Use District

A. Purpose

The purpose of the CMU Community Mixed-Use District is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, and dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances.

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f. One-family detached dwellings on large lots (See AR, RS-180 and RS-150, standards)
g. One-family detached dwellings on mid-size lots (See RS-60 standards)
h. One-family detached dwellings on small lots (See RS-50 INF ^{1*} standards)
i. Townhouses (See RS-TH INF ^{1*} and RM-8 standards)
j. Multifamily (see RM-12 and RM-24 standards above)

^{1*}Infill District map boundaries only. [A copy of the City of Lawrenceville Infill District Map is included herein as Attachment "1".](#)

C. Lot Development Standards

Project Area Standard	Off Internal Streets or Private Driveways
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Minimum Site Area	Minimum Road Frontage	Max. Height	Min. Front Setback	Min. Side Setback	Min. Rear Setback
5 acres	40 ft./lot	45 ft.	5-15 ft.	10-20 t.	25-40 ft.

Building setbacks adjacent to a classified Arterial or Collector (Principal, Major, Minor) shall be fifty (50) feet.

This Minimum Lot Area shall not be reduced by a Variance. If property was zoned (RM-12) General Residence, 3,600 Sq. Ft. District at the time of adoption of the City of Lawrenceville Zoning Ordinance 2020 (ZON-ORD 2020-9), on May 20, 2020, and property does not meet the Minimum Lot Area then the property owner may apply for a Variance.

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- b. Voluntary compliance with the Gwinnett County Crime Free Multi-Housing program is strongly suggested.

F. Green/Common Space:

- ~~5.1.~~ Every development shall be required to construct an area of public green space within the confines of the development.
- ~~6.2.~~ 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.
- ~~7.3.~~ Depending on the scale of the development, 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.
- ~~8.4.~~ 50% of the houses 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.

~~e.a.~~ The minimum size for a public green, park or square 3,000 square feet

- ~~f~~.b. Provide a mix of undisturbed natural plantings and/or formal plantings
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- ~~1~~.a. Interconnected network. It is the intent of this section that the public-access-ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an interconnected and continuous network providing convenient vehicular and pedestrian access to abutting properties. The design of the development and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing, community services, public parking parks, and public facilities.
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 - ~~f~~.c. New streets shall contribute to an interconnected network and meet all of the following standards:
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 - ~~e~~.a. There shall be an adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic-calming measures, such as paving material variation or barriers (structural or spatial), shall be provided to distinguish vehicular and pedestrian access points.
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- ~~5~~.2. Crosswalks and pedestrian crossing signage shall be provided consistent with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Engineering Department approval.

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- b. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

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- d. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Engineering Department to indicate cross access or service drive for traffic safety or per City standards.

H.J. Parking

4.1. Vehicle Parking

- a. The minimum number of required off-street parking spaces shall be provided in Article 5, Parking or in accordance with the following standards, whichever is lower:
 - i. Five parking spaces are required for every 1,000 square feet of the gross floor area of non-residential use.
 - ii. 1.5 parking spaces are required for each residential dwelling unit.
 - iii. The number of required off-street parking spaces may be reduced by an equal number of on-street parking spaces, or by a shared parking agreement.
- b. All off-street parking must be located to the side or rear of the principal buildings within the CMU District and screened from residential districts. Off-site parking in the front yard is not permitted within the CMU District.

5.2. Bicycle Racks

- a. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:
 - i. Uses that require more than 50 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 25 parking spaces required for motorized vehicles.
 - ii. No single building shall be required to provide more than 20 bicycle rack spaces.
 - iii. Bicycle racks shall be located outside of the street right-of-way; in a well-lit area; and no more than 75 feet from the intended use area or building.

6.3. Transit-Oriented Development Parking

- a. The Director of Planning and Development may grant an administrative variance to reduce the number of parking spaces by no more than 20 percent of the required parking spaces for uses

that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

J.K. Landscape, Buffers, and Tree Protection

1.a. The purpose of landscaping in the Community Mixed-Use District is to provide for flexibility of design based upon pedestrian and vehicular connectivity; the types of common space areas; architectural design; and density. The objective is to maintain the health and well-being of the trees.

2.b. Buffers and tree protection shall be in conformity with Article 4, Buffers.

3.c. Trees within the Community Mixed-Use development must meet the street tree, parking lot tree, and 16 tree density units per acre requirements. Street trees may count as units toward the tree density requirement.

a.i. Street Trees

i.1. Trees on major entry drives throughout the development shall be canopy trees.

ii.2. Trees on local streets throughout the development may be canopy or small trees.

iii.3. If tree wells are provided within sidewalks, a tree grate or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of the development permit. Details of the tree grates are required to be on the plan.

b.ii. Parking Lot Trees

i.1. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.

ii.2. Recommendations for parking lot planting area designs:

- 4) The use of elongated planting strips that is perpendicular to the parking stalls;
- 5) Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,
- 6) The use of at-grade planting areas (bioswales) in parking lots to promote Stormwater runoff treatment.

4.d. Screening off-street parking lots

a.i. Off-street parking lots may be screened from adjacent roadways and sidewalks by a five-foot landscape strip with the following requirements:

i.1. One tree for every 25 linear feet of strip length shall be provided. Deciduous trees shall be at least 2-inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in Article 4, Buffers.

ii.2. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.

5.e. If landscape strips are provided within the right-of-way, they shall be a minimum of five feet in width, measured from the back of the curb and sidewalk.

6.f. Individual lot trees are not required on detached residential lots.

K.L. Streetscape Design

1.a. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the Article 6, Architectural and Design Standards and the following design criteria:

a.i. Lighting

1.1. A unified lighting plan must be submitted with the concept plan for approval by the Director to be in accordance with Article 6, Architectural and Design Standards, and other sections as applicable. Such lighting provides adequate vehicular and pedestrian visibility and security of on-site areas such as building entrances, parking, service delivery, and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such a lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.

1.2. Pedestrian Amenities

1.1. Public gathering areas shall be designed with approximately scaled and thematic site furnishings or amenities such as decorative seating, planters, or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.

1.2. Materials should be durable and variable in texture, color, and form. Plastic or petroleum-based resin materials are prohibited.

1.3. Landscaping shall be separated from vehicular uses by some form of barrier such as a high back concrete curb, bollards, curb stops, or other suitable permanent alternatives.

1.3. Utilities

All existing and proposed utilities located along streets in the Community Mixed-Use District, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from streets.

1.4. Signs

Signs for buildings with an individual use or tenant shall be permitted in accordance with Article 7, Signs.

1.5. Architectural Standards

1.1. The applicant for a building permit in the Community Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the City of Lawrenceville Architectural Standards and are substantially consistent with the City of Lawrenceville Zoning Ordinance.

1.2. Odor Scrubbing

1.1. When residential uses are located with other non-residential uses within the same building, odor-scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.

1.3. Doors and Entrances

1.1. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.

1.2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

1.4. Outdoor Operations

~~1.a.~~ All uses and operations except off-street parking, off-street loading and delivery, and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:

~~a.i.~~ Outdoor seating for restaurants shall be subject to the supplemental use regulations of Article 2, Section 200.3.50, Outdoor Seating and be located outside of the street right-of-way.

~~b.ii.~~ Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of Article 2, Section 200.3.49 Outdoor sales, or display and be located outside of the street right-of-way.

~~P.Q.~~ Property Owners Association

~~1.a.~~ Common areas, stormwater management facilities, and floodplain and wetland areas shall be owned in fee simple by a mandatory property owners association or approved entity. The developer shall record the deed to the common area prior to, or concurrent with, the recording of the first final subdivision plat.

~~2.b.~~ The property owners association or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.

~~3.c.~~ At a minimum, the property owners association's bylaws or covenants shall contain the following provisions:

~~a.i.~~ Governance of the association by the Georgia Property's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.

~~b.ii.~~ Responsibility for maintenance of the open space or common area.

~~c.iii.~~ Responsibility for insurance and taxes.

~~d.iv.~~ Automatic compulsory membership of all lot purchasers and their successors and compulsory assessments.

~~e.v.~~ Conditions and timing of transferring control of the association from the developer to the lot owners.

~~f.vi.~~ Guarantee that the association will not be dissolved without the advance approval of the City Council.

~~Q.R.~~ Application Process

~~1.a.~~ The Community Mixed-Use rezoning process shall follow the process for rezoning as prescribed in Article 9, Section 907, Rezoning Application Public Hearing Procedures with the following modifications:

~~a.i.~~ All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director of Planning and Development. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria 1 through 6 (see below) as applicable.

~~b.ii.~~ If the rezoning application is approved by the City Council, then such rezoning shall be conditioned on the applicant's substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the City Council pursuant to its deliberations on the application.

~~c.iii.~~ Zoning Exhibit approval shall not constitute entitlement to permits.

~~d.iv.~~ Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the

development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

R.S. Zoning Exhibit

- 1.a.** As part of the application for rezoning, an exhibit shall be submitted that includes the following information:
 - a.i.** A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
 - b.ii.** 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.iii.** Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
 - d.iv.** Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
 - e.v.** 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.vi.** Conceptual Signage Plan.

S.T. Phasing Plan

A phasing plan shall be submitted with the Concept Plan and approved by the Director unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in a written and graphic format the incremental implementation of the Mixed-Use development over a number of years, including the sequence, timing, and responsibility for construction of each building, support facilities, infrastructure, and utilities. The revision of the phasing plan is permitted and must be approved by the Director of Planning and Development prior to each construction phase.

T.U. Concept Plan

A concept plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the City Council, along with any conditions added thereto by the City Council, according to the plan and plat guidelines listed in the Development Regulations.

U.V. Building Plans

Prior to issuance of a building permit for any occupied structure to be located within the Community Mixed-Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve the building plans for conformity with the requirements of this article and Article 6, Architectural and Design Standards.

V.W. Other Requirements

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of the City of Lawrenceville. In any case where the standards and requirements of this district conflicts with other provisions of the City of Lawrenceville Code of Ordinances, the requirements of this district shall govern.

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.