ZON ORD_ART 1 DIST_SEC 103.2_FNL DRFT_0920204

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

LOCAL CODE AMENDMENT FORM

(For Local Government Use Only)

Item #:	1	(For P&D use only)	Pa	ge:	1	of	37	
Local Governm		City of Lawrenceville	Da	ıte:	Friday,	Septe	mber 20,	2024
Official's N		Todd Hargrave, Director Planning and Development Department	Addı	ress:			Clayton S e, Georgia	
Email	:	thargrave@lawrencevillega.org	Pho	one:		678.4	07.6563	
Title of C Book		City of Lawrenceville, Zoning Ordinance, Fifth Edition		ode tion:			1 DISTRIO 2 USE TA	
CHECK		Revise section to read as follows:		1	new section ections in co			•
ONE:		Delete section and substitute the following:			Delete w	ithout	substitutio	on:
Н	NE TH	ROUGH MATERIAL TO BE DELETED:	U	INDER	LINE MATE	RIAL	TO BE AI	<u>DDED</u>

Code section with	h strike throug	gh and underline:
Ocac scotion with	i same anoug	gir and anacimic.

See attached document titled ZON ORD_ART 1 SEC 103.2_RDLNS_09092024

Complete ordinance section containing local amendment:

See attached document titled ZON ORD_ART 1 SEC 103.2_CLN_09092024

103.2 USE TABLE 1, 2, 5

The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner for which is listed. The Director of the Planning and Development Department shall have the authority to make interpretations and determinations of the Zoning Ordinance and Zoning Map in order to carry out the intent and purpose of this Zoning Ordinance.

- P Permitted
- S Special Use Permit required
- Blank Prohibited
- **SAR** √ Article 2 Supplemental or Accessory Use Standards

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM ⊕	RM- 12	RM- 24	МН	СМИ	Ō	BG	BGC	HSB	LM	НМ
	cessory Building and Structure	V	Р	Р	Р	Р	<u>P</u>												
Acu	puncture, Holistic Medicine												S	Р	Р		Р		
Adı	lt Entertainment	V																	Р
Ag an	iculture (crop or mal production)	√	Р																
A	ircraft Factory																		ੂ 024
	craft Hangar and Maintenance																	Р	09202024
	ircraft Landing Field, Heliport, Helipad														S		S	S	FNL DRFT
	Ambulance or edical Transport Company														S		S	Р	SEC 103.2
	imal Hospital or eterinary Clinic	√	S										S	S	Р		Р	Р	IST_SE
	Antique Shop												Р		Р	Р	Р	S	ART 1 DIST

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	<u>RS-</u> <u>50</u> <u>INF</u>	RS- TH INF	<u>RM-</u> <u>8</u> RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
,	Art and School Supply Store												Р		Р	Р	Р	S	
	Art Gallery												Р		Р	Р	Р		
	Asphalt Plant																		S
,	Auction House												S		S	S	Р	Р	Р
	utomatic Teller chine, Attached												Р	Р	Р	Р	Р	Р	Р
	utomatic Teller Machine- Freestanding	V											Р		Р	Р	Р		
	Automobile cessories Sales nd Installation														S		S	Р	Р
	itomobile Body pair, Painting or Rebuilding	V													S		S	Р	Р
Mai	Automobile nufacturing Plant																		Р
Vel	pmobile, Truck or nicle Storage Lot cl. junk/wrecked vehicles)	V													S		S	S	P
Aı	tomobile Parts Store (with installation)														S		S	Р	P FIGO
	tomobile Parts Store (without installation)														Р		Р	Р	(
Au	tomobile Repair nd Maintenance	V													S		S	Р	P 1
Aud S	omobile Sales or tion and Related ervice (outdoor ales) Including Autobroker	V													S		S	S	POT 1 PICT 6

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	<u>RM-</u> <u>8</u> RM	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
Aud Sen	omobile Sales or tion and Related rices (indoor only) uding Autobroker	√																Р	Р
Αι	itomobile Wash (Carwash)	√													S		S	Р	Р
	Bail Bonding	V													S		S		
Ва	kery (Industrial)	V																Р	Р
	Bakery (Retail)												Р		Р	Р	Р		
	ank or Financial vices Institution												Р	Р	Р	Р	Р	Р	
Be	d and Breakfast Inn	V	S	S	S											S			
Ве	verage Bottling Plant																	Р	Р
	Bicycle Shop												Р		Р	Р	Р	Р	Р
	oat and Marine ipment Sales and Service														S		S	S	S
В	ody Art Studios	√															Р		02024
В	ook, Music and Media Store												Р		Р	Р	Р	S	-T 092
(Bowling Alley accessory use)												Р		Р	Р	Р	S	FNL DRFT_09202024
	Bowling Alley (principle use)												S		Р	S	Р	S	SEC 103.2
	Brewery, Craft												S		S	S	Р	Р	
Bre	wery, Distillery or Winery																	S	ART 1 DIST

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
Bu	ilding Materials Sales (indoors)														Р		Р	Р	Р
Bu S	ilding Materials ales (outdoors)														S		S	Р	Р
Bu	lk Storage Tank																	Р	Р
	Cabinet Shop														S			Р	Р
	Call Center													S	Р		Р	Р	Р
Upl	Carpet and holstery Cleaning Service														Р		Р	Р	Р
С	atering Service														Р	Р	Р	Р	Р
	nent, Concrete or Masonry Plant																		S
	Cemetery or Mausoleum	√	S																
Ce	emetery, Family	√	Р	Р	Р														
Pa	heck Cashing, ayday Loan and Wire Transfer Facilities	V													S		S		02024
	mical Plant (non- harmaceutical)																	S	FT_092
Ir	Child Caring stitutions (CCI)	V	S	S	S														FNL DRFT_0920
Cl	othing, Apparel nd Shoe Stores												Р		Р	Р	Р	S	SEC 103.2 F
	thing, Apparel or e Manufacturing																	Р	
	Club, Lodge or Fraternal Organization												S	S	Р	Р	Р	S	ART 1 DIST

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Со	ld Storage Plant																	Р	Р
	munity Center or Jultural Facility	√	Р	Р	Р								Р	Р	Р	Р	Р	S	S
Co	mmunity Garden	√	Р	Р	Р	Р	<u>P</u>	<u>P</u>	Р	Р	Р	Р	Р					Р	Р
	mmunity Living angement (CLA)	V	S	S	S														
	nposting Facility nunicipal solid waste)																		S
Coi	mposting Facility rard trimmings)	V																S	Р
Coi	nsignment Shop, Clothing												Р		Р	Р	Р	S	
Coi	nsignment Shop, General												Р		Р		Р	S	
	ntractors Office, Building Construction	√													Р		Р	Р	Р
Со	ntractors Office, Heavy/Civil	√																S	Р
Со	ntractors Office, Landscape	√													S		S	Р	202 ₄
Co (w	nvenience Store vith fuel pumps)														Р		Р		0920
	nvenience Store hout fuel pumps)														Р	S	Р		AL DRF
Со	nvention Facility														Р			Р	.2d ⊢
	Copy Shop and tel Shipping Store												Р		Р	Р	Р	Р	SEC 103
	rporate Training and Education Centers												Р	S	Р	Р	Р	Р	ART I DIST SEC 103.2 FNL DRFIT 0920

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Cre	matory (principal use)																	S	Р
Cı	ustomary Home Occupation	$\sqrt{}$	Р	Р	Р	Р	<u>P</u>	<u>P</u>	Р	Р	Р	Р							
	Data Center													Р	Р		Р	Р	Р
D	ay Care Facility												S	S	Р	Р	Р	S	S
D	ay Care Facility (family)	√	S	S	S														
Bi	partment Store, g Box Specialty re or Supercenter	V													S		Р		
De Teri	pot / Passenger minal (bus or rail)														S		S	Р	Р
	Die Casting																	Р	Р
Dis	tribution Facility																	Р	Р
D	ollar or Variety Store														S		S		
_	Driving nstruction/DUI School														Р		Р)2024
Tr	Drug Abuse eatment Facility	V													S		S		09202
	Dry Cleaning												Р		Р	Р	Р	Р	DRFT
S	ump, Junkyard, alvage Yard, or Automobile nk/Salvage Yard	√																S	SEC 103.2 FNL DRFT 0920
Dw Mar	elling - Mobile or nufactured Home		S									Р							ST_SEC
Dwe	lling - Multifamily									Р	Р		Р						ART 1 DIST

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
D ₁	welling - Single- amily Detached		Р	Р	Р	Р	<u>P</u>						Р						
	Dwelling - Townhouse							<u>P</u>	Р				Р						
	lectronics, Cell ne and Computer (Retail)												Р		Р	Р	Р	Р	
Emi	ssions Inspection Station	V													Р		Р	Р	Р
Eq R	uestrian Facility, ding Stables or Academy	V	Р																
	Estates Sales	V	Р	Р	Р	Р	<u>P</u>												
	Explosives Plant/Storage																	S	S
	armer's Market Icluding off-site products)		S												S	S			
	mer's Market (on- e products only)		Р												S	S			
	Fat and Bone endering Plant																		2024
F	eed Processing Facility																	S	092020
ı	Fertilizer Plant																		DRFT
	ireworks Sales accessory use)	V													Р		Р		FNL
	ireworks Sales (principal use)	V													S		S		SEC 103.2
F	lorist or Flower Shop												Р	S	Р	Р	Р	Р	DIST_S
Pro g	Food cessing/Packagin /Canning Plant																	S	RD_ART 1

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
	d Store, Specialty (butcher, engrocer, bakery)												Р		Р	Р	Р	Р	
	Funeral Home luding accessory crematory)														S		Р	Р	Р
	rniture or Home Irnishings Store												Р		Р	Р	Р	Р	S
Ga Ya	rage, Rummage, ard, and Similar Sales	√	Р	Р	Р	Р													
(Garden Supply Center														S		Р	Р	Р
Gift	Shop or Greeting Card Shop												Р		Р	Р	Р		
	Golf Course		S	S	S														
Go	lf Driving Range		S												S		S	S	S
	enhouse or Plant rsery (wholesale)		Р															Р	Р
	Grocery Store												Р		Р	Р	Р	S	
Ha P	ir Salon, Beauty arlor or Barber Shop	√											Р	S	Р	Р	Р		09202024
Han and	dwriting Analysts I Fortune Tellers	√															Р		FNL DRFT
ŀ	lardware Store												Р		Р	Р	Р	S	
	alth Club, Spa, or Fitness Center												Р		Р	Р	Р	S	SEC 103.2
	Heavy or Farm ipment Sales and Service																	S	L DIST_SE
Но	me Improvement Center														S		Р	S	RD_ART I

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Нос	kah/Vapor Bar or Lounge	V													S	S	S		
١	Hospice Home													S	S		Р		
	Hospital														Р		Р	Р	Р
	Hotel or Motel	√													S	S	Р		
Н	uman Services Ministry														Р		Р	Р	Р
Int	erior Decorating Shop												Р		Р	Р	Р	Р	Р
Jai	nitorial and Maid Services														Р		Р	Р	Р
	Jewelry Store												Р		Р	Р	Р		
	Joint Living Residence	√							S					S					
	Kennel or Pet parding, Indoor	√	Р												Р		Р	Р	Р
ı	Kennel or Pet Boarding, with µtdoor Facilities	√	S												S		S	S	S
Lab	oratory (medical or dental)													S	S			Р	09202024
	Landfill	√	S																SFT 0
(Laundry / Dry Cleaning Plant																	Р	FNL DRFT
L	awn Treatment Service																Р	Р	2
Trea	Liquid Waste atment/Recycling																	S	ST SEC
	ivestock Sales vilion or Auction Facility	√	S																RD ART 1 DIST SEC 103.

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
Live (for	stock, keeping of personal utility)	V	Р	S	S														
	Live/Work	√											Р			Р			
	Locksmith														Р		Р	Р	Р
	Machine Shop														S			Р	Р
	intenance Shop fleet vehicles)																	Р	Р
Bu	Manufactured ilding or Mobile Home Sales	V															S	S	Р
N	Manufacturing, General														S	S	S	Р	Р
Ma	assage Therapy Businesses	V												Р	Р	Р	Р		
М	edical Office or Clinic													Р	Р	Р	Р	Р	Р
М	etal Smelting / Forging Works																		Р
Per	Notorcycle and sonal Watercraft les and Related Service														S		S	Р	202024
Per	Notorcycle and sonal Watercraft rvice and Repair														S		S	Р	DRFT_09
Α	otorcycle Parts, ccessories and Apparel Store														Р		Р	Р	103.2_FNL DRFT_09202024
	Movie Studio																	Р	SEC 1
	Movie Theater, plex, or Multiplex												Р		Р	S	Р		ART 1 DIST
М	oving Company														S		Р	Р	ART

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Μι	iseum or Library												Р		Р	Р	Р	Р	Р
Mu	sical Instrument Store												Р		Р	Р	Р	Р	Р
	ightclub, Dance llub, or Lounge												S		S	S	Р		
	Nursing Home													S	Р		Р	S	S
Sh	owroom Facility (accessory)														Р		Р	Р	Р
	utdoor Sales, or Display (retail)	V													S		S	S	S
	utdoor Storage (other than k/salvage yards)	V																Р	Р
Р	aper / Pulp Mill																		S
	ing Garage or Lot (principal use)												S		Р	Р	Р	Р	Р
	wnbrokers and ondhand Dealers	√													S		S		
Pers	onal Care Home, Commercial													S	Р	S	Р		2024
Pers	onal Care Home, Family	√	S	S	S														0920
	Pest Control / Extermination Business														Р		Р	Р	SEC 103.2 FNL DRFT 0920
	Pet Grooming												Р		Р	Р	Р	S	103.2
	et Shop or Pet Supply Store												Р		Р	Р	Р		T SEC.
Pet P	roleum Refinery / rocessing Plant	V																	ART 1 DIST

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
	harmaceutical Manufacturing																	Р	Р
Pł	armacy or Drug Store												Р		Р	Р	Р		
Pł	noto Processing Plant																	Р	Р
Р	ace of Worship	√	S	S	S								S	Р	Р	Р	Р	S	S
Pl	astics Extrusion																	Р	Р
Plur	nbing Equipment Dealer	√													S		S	Р	Р
Poo	l or Billiards Halls												S		S		S		
	Poultry / Meat rocessing Plant																		S
	Precious Metal Dealers	√											Р		Р	Р	Р		
E P	Printing, sookbinding or ublishing Plant														S			Р	Р
(Quarry, Mining, Borrow Pit	V																S	24
	io and Television ation or Studio														Р		Р	Р	09202024
Ra	ilroad Repair or Storage Yard																	S	DRFT
R	Recording / ehearsal Studio														Р	S	Р	Р	.2 FNL
Red	covered Materials ocessing Facility	V																S	;EC 103
	Recreation and Entertainment acility (indoor)														Р	Р	Р	Р	ART 1 DIST SEC 103.2 FNL DRFT

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	<u>RM-</u> <u>8</u> RM -8	RM- 12	RM- 24	МН	CMU	Ol	BG	BGC	HSB	LM	НМ
	ecreation and Entertainment scility (outdoor)														S		S	S	S
	reational Vehicle k or Campground		S																
	reational Vehicle ental, Sales and Service														S		S	S	Р
Re	ntal, Automobile														Р		Р	Р	Р
	ntal, Consumer nd Commercial														S		S	Р	Р
R	ental, Industrial																	S	Р
Elec	Repair Shop, tronics and Small Appliance														Р		Р	Р	Р
Re	pair Shop, Major Appliance														S		Р	Р	Р
Re	pair Shop, Shoe and Leather														Р	Р	Р	Р	Р
	search or Testing acility (indoor)														S			Р	4
Re:	search or Testing acility (outdoor)																	S	0920202
s	staurant (coffee hop, doughnut op, or ice cream parlor)												Р		Р	Р	Р	S	FNL DRFT_0
	staurant (drive-in r drive-thru fast food)														Р		Р		SEC 103.2
F	Restaurant (full service)												Р		Р	Р	Р	S	IST SE
C	Retirement Community - ontinuing Care	V									Р		Р	S					RD_ART 1 DIST_S

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
	Retirement Community - ependent Living	V								Р	Р		Р	S					
	Sawmills and Logging		S															S	Р
Sc	hool or College, Business													S	Р		Р	Р	Р
Sc	nool, Montessori													Р	Р	Р	Р	Р	S
Š	chool, Private (College or University)		S											Р	Р	Р	Р	Р	Р
	school, Private (Primary and Secondary)	V	S											Р	Р	Р	Р	Р	Р
S	chool, Trade or Vocational														S		Р	Р	Р
	Scrap Tire cessing, Grinding or Retreading																	S	S
	-Storage or Mini- rehouse Facility	√													S		Р	Р	Р
Sep	tic Tank Pumping Company																	S	02024
Sh	elter, Homeless														S		S	S	0920
Ra	ooting or Archery nge, and similar tdoor recreation		S												S		S	S	SEC 103.2_FNL DRFT
Sł	nooting Ranges, Indoor														S	S	S	Р	103.2_₣
Sig	n Shop (General Fabrication)														S			Р	
Sig P	n Shop (Graphic rinting, Screen Printing)														Р	Р		Р	ART 1 DIST

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	<u>RM-</u> <u>8</u> RM -8	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
Sr	noke or Novelty Shop														S		S		
Sof Di	t Drink Bottling / stribution Plant																	Р	Р
Sol	d Waste Transfer Station																		S
:	Special Events Facility	√													S	S	S		
Spo	rting Goods Store												Р		Р	Р	Р		
S F	ports Training acility (indoor)														Р		Р	Р	Р
S Fa	ports Training acility (outdoor)														S		S	Р	Р
St Hall	adium, Concert or Amphitheater												S		Р	S	S	S	S
Sto	ne Yard or Stone Cutting																	Р	Р
	Studio, Art												Р	Р	Р	Р	Р	Р	Р
S	tudio, Dance or Martial Arts												Р	S	Р	Р	Р	Р	4
Stu	dio, Photography												Р	S	Р	Р	Р	Р	202024
Swii	mming Pool Sales Facility														Р		Р	Р	RFT 09
	wimming Pool Supply Store														Р		Р	Р	NRT 1 DIST SEC 103.2 FNL DRFT 0920
Tai	lor, Dressmaker, Sewing Shop												Р		Р	Р	Р	Р	2 103.2
-	Tall Structures	√												S	S	S	S	S	T SE
	Tanning Salon												Р		Р	Р	Р		T 1 DIS

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Та	xi or Limousine Service	√													S		S	Р	Р
	Taxidermist														Р		S	Р	Р
Ter	nporary Outdoor Activity	√													Р	Р	Р		
Tex	tile or Carpeting Factory																	Р	Р
	ift Store or Used rchandise Sales														Р		Р	Р	Р
Ti	tle Loan Lender	√													S		S		
To Sen	owing / Wrecker vice and Impound Lot																	S	S
	by Store, Hobby op or Game Store												Р		Р	Р	Р		
	Travel Agency												Р	Р	Р	Р	Р		
	Tree Service																	Р	Р
	ck Sales, Leasing and/or Service, Heavy	√															S	Р	024 _d
	uck Terminal or rmodal Terminal																	S	092020
(d	king and Hauling irt, gravel, sand, incl. stockpiling)																	S	FNL DRFT
	Tutoring and earning Centers												Р	S	Р	Р	Р		103.2
U	pholstery Shop														Р		S	Р	SEC.
Urg	gent Care Facility														Р		Р		L DIST
Wa	ste Incineration Facility																		RD SRT 1

	Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8RM -8	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
	Welding Shop														S			Р	Р
М	Wholesale embership Club														Р		Р	S	S
Wa	holesaling and rehousing (retail ccessory only)																	Р	Р
Wo	od Chipping and Shredding	V																S	Р

APPENDIX - LIST OF AMENDMENTS

- 1 ZON-ORD 2020-9_An Ordinance amending the City of Lawrenceville Zoning Ordinance known, cited, and referred to as "2005 Lawrenceville Zoning Ordinance", and any amendments thereto by replacing the above indicated ordinance and code sections with a new zoning ordinance entitled "City of Lawrenceville Zoning Ordinance 2020", dated May 20, 2020.
- 2 ZON-ORD-2020-22_An Ordinance to amend Article 1, Districts, Section 102.5 RM-8 Townhouse Residential District; Section 102.6 RM-12 Multifamily Residential District; Section 102.7 RM-24 Multifamily Residential District; Section 102.9 CMU Community Mixed-Use District; To regulate Minimum Lot Area requirements and exemptions for the multifamily zoning classifications; Section 103.2 Use Table to regulate minimum requirements for Retirement Community, Continuing Care; and Retirement Community, Independent Living; and Tall Structures; Article 2, Supplementary Regulations, Section 200.3 Supplemental Use Standards to regulate minimum requirements for Retirement Community, Continuing Care; Retirement Community, Independent Living; and Tall Structures of the City of Lawrenceville Zoning Ordinance 2020, dated September 28, 2020.
- 5 ZON-ORD 2023-20_An Ordinance to Amend Article 1, Districts, Section 103.2 Use Table; Article 2 Supplemental and Accessory Use Standards; and Article 10 Definitions of the City of Lawrenceville Zoning Ordinance 2020, dated October 23, 2023.

ZON ORD_ART 1 DIST_SEC 103.2_FNL DRFT_0920204

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

LOCAL CODE AMENDMENT FORM

(For Local Government Use Only)

Item #:	1	(For P&D use only)	Pa	ge:	1	of	36	
Local Governm		City of Lawrenceville	Da	ite:	Tuesda	y, Sep	otember 1	7, 2024
Official's N and Titl		Todd Hargrave, Director Planning and Development Department	Addı	ress:			Clayton S e, Georgia	
Email	:	thargrave@lawrencevillega.org	Pho	one:		678.4	107.6563	
Title of C Book		City of Lawrenceville, Zoning Ordinance, Fifth Edition		ode tion:			1 DISTRI 2 USE T <i>A</i>	
CHECK		Revise section to read as follows:			new section ections in co			•
ONE:		Delete section and substitute the following:			Delete wi	thout	substitutio	on:
Н	NE TH	ROUGH MATERIAL TO BE DELETED:	<u>U</u>	INDER	LINE MATE	RIAL	TO BE A	<u>DDED</u>

Code section with strike	through and	l underline:
--------------------------	-------------	--------------

See attached document titled ZON ORD_ART 1 SEC 103.2_RDLNS_09092024

Complete ordinance section containing local amendment:

See attached document titled ZON ORD_ART 1 SEC 103.2_CLN_09092024

103.2 USE TABLE 1, 2, 5

The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner for which is listed. The Director of the Planning and Development Department shall have the authority to make interpretations and determinations of the Zoning Ordinance and Zoning Map in order to carry out the intent and purpose of this Zoning Ordinance.

- P Permitted
- S Special Use Permit required
- Blank Prohibited
- **SAR** √ Article 2 Supplemental or Accessory Use Standards

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	ō	BG	BGC	HSB	LM	НМ
Accessory Building and Structure	√	Р	Р	Р	P	P												
Acupuncture, Holistic Medicine												S	Р	Р		Р		
Adult Entertainment	V																	Р
Agriculture (crop or animal production)	√	Р																
Aircraft Factory																		.024
Aircraft Hangar and Maintenance																	Р	09202024
Aircraft Landing Field, Heliport, Helipad														S		S	S	FNL DRFT
Ambulance or Medical Transport Company														S		S	Р	EC 103.2
Animal Hospital or Veterinary Clinic	V	S										S	S	Р		Р	Р	DIST_SI
Antique Shop												Р		Р	Р	Р	S	ART 1 [

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Art and School Supply Store												Р		Р	Р	Р	S	
Art Gallery												Р		Р	Р	Р		
Asphalt Plant																		S
Auction House												S		S	S	Р	Р	Р
Automatic Teller Machine, Attached												Р	Р	Р	Р	Р	Р	Р
Automatic Teller Machine- Freestanding	√											Р		Р	Р	Р		
Automobile Accessories Sales and Installation														S		S	Р	Р
Automobile Body Repair, Painting or Rebuilding	V													S		S	Р	Р
Automobile Manufacturing Plant																		Р
Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)	V													S		S	S	2024 ⁻
Automobile Parts Store (with installation)														S		S	Р	FNL DRFT 0920
Automobile Parts Store (without installation)														Р		Р	Р	7
Automobile Repair and Maintenance	V													S		S	Р	SEC 103.
Automobile Sales or Auction and Related Service (outdoor sales) Including Autobroker	V													S		S	S	ART 1 DIST \$

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Automobile Sales or Auction and Related Services (indoor only) Including Autobroker	√																Р	Р
Automobile Wash (Carwash)	√													S		S	Р	Р
Bail Bonding	√													S		S		
Bakery (Industrial)	√																Р	Р
Bakery (Retail)												Р		Р	Р	Р		
Bank or Financial Services Institution												Р	Р	Р	Р	Р	Р	
Bed and Breakfast Inn	√	S	S	S											S			
Beverage Bottling Plant																	Р	Р
Bicycle Shop												Р		Р	Р	Р	Р	Р
Boat and Marine Equipment Sales and Service														S		S	S	S
Body Art Studios	√															Р		02024
Book, Music and Media Store												Р		Р	Р	Р	S	T 092
Bowling Alley (accessory use)												Р		Р	Р	Р	S	FNL DRFT_092
Bowling Alley (principle use)												S		Р	S	Р	S	SEC 103.2
Brewery, Craft												S		S	S	Р	Р	
Brewery, Distillery or Winery																	S	VRT 1 DIST

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Building Materials Sales (indoors)														Р		Р	Р	Р
Building Materials Sales (outdoors)														S		S	Р	Р
Bulk Storage Tank																	Р	Р
Cabinet Shop														S			Р	Р
Call Center													S	Р		Р	Р	Р
Carpet and Upholstery Cleaning Service														Р		Р	Р	Р
Catering Service														Р	Р	Р	Р	Р
Cement, Concrete or Masonry Plant																		S
Cemetery or Mausoleum	√	S																
Cemetery, Family	V	Р	Р	Р														
Check Cashing, Payday Loan and Wire Transfer Facilities	V													S		S		02024
Chemical Plant (non- pharmaceutical)																	S	FT_092
Child Caring Institutions (CCI)	V	S	S	S														FNL DRFT_092
Clothing, Apparel and Shoe Stores												Р		Р	Р	Р	S	SEC 103.2
Clothing, Apparel or Shoe Manufacturing																	Р	
Club, Lodge or Fraternal Organization												S	S	Р	Р	Р	S	ART 1 DIST

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Cold Storage Plant																	Р	Р
Community Center or Cultural Facility	√	Р	Р	Р								Р	Р	Р	Р	Р	S	S
Community Garden	√	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р					Р	Р
Community Living Arrangement (CLA)	√	S	S	S														
Composting Facility (municipal solid waste)																		S
Composting Facility (yard trimmings)	V																S	Р
Consignment Shop, Clothing												Р		Р	Р	Р	S	
Consignment Shop, General												Р		Р		Р	S	
Contractors Office, Building Construction	√													Р		Р	Р	Р
Contractors Office, Heavy/Civil	V																S	Р
Contractors Office, Landscape	√													S		S	Р	202 ₄
Convenience Store (with fuel pumps)														Р		Р		T 0920
Convenience Store (without fuel pumps)														Р	S	Р		VL DRF
Convention Facility														Р			Р	ь 2. Э. Э.
Copy Shop and Parcel Shipping Store												Р		Р	Р	Р	Р	SEC 103
Corporate Training and Education Centers												Р	S	Р	Р	Р	Р	ART 1 DIST SEC 103.2 ENL DRET 0920

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
Crematory (principal use)																	S	Р
Customary Home Occupation	√	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р							
Data Center													Р	Р		Р	Р	Р
Day Care Facility												S	S	Р	Р	Р	S	S
Day Care Facility (family)	√	S	S	S														
Department Store, Big Box Specialty Store or Supercenter	√													S		Р		
Depot / Passenger Terminal (bus or rail)														S		S	Р	Р
Die Casting																	Р	Р
Distribution Facility																	Р	Р
Dollar or Variety Store														S		S		
Driving Instruction/DUI School														Р		Р		024
Drug Abuse Treatment Facility	√													S		S		FNL DRFT 09202024
Dry Cleaning												Р		Р	Р	Р	Р	DRFT
Dump, Junkyard, Salvage Yard, or Automobile Junk/Salvage Yard	V																S	SEC 103.2 FNL
Dwelling - Mobile or Manufactured Home		S									Р							
Dwelling - Multifamily									Р	Р		Р						ART 1 DIST

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	Ol	BG	BGC	HSB	LM	НМ
Dwelling - Single- Family Detached		Р	Р	Р	Р	Р						Р						
Dwelling - Townhouse							Р	Р				Р						
Electronics, Cell Phone and Computer (Retail)												Р		Р	Р	Р	Р	
Emissions Inspection Station	√													Р		Р	Р	Р
Equestrian Facility, Riding Stables or Academy	√	Р																
Estates Sales	√	Р	Р	Р	Р	Р												
Explosives Plant/Storage																	S	S
Farmer's Market (including off-site products)		S												S	S			
Farmer's Market (onsite products only)		Р												S	S			
Fat and Bone Rendering Plant																		2024
Feed Processing Facility																	S	092020
Fertilizer Plant																		DRFT
Fireworks Sales (accessory use)	V													Р		Р		2 FNL
Fireworks Sales (principal use)	V													S		S		SEC 103.
Florist or Flower Shop												Р	S	Р	Р	Р	Р	DIST_SI
Food Processing/Packagin g/Canning Plant																	S	RD_ART 1

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Food Store, Specialty (butcher, greengrocer, bakery)												Р		Р	Р	Р	Р	
Funeral Home (including accessory crematory)														S		Р	Р	Р
Furniture or Home Furnishings Store												Р		Р	Р	Р	Р	S
Garage, Rummage, Yard, and Similar Sales	V	Р	Р	Р	Р													
Garden Supply Center														S		Р	Р	Р
Gift Shop or Greeting Card Shop												Р		Р	Р	Р		
Golf Course		S	S	S														
Golf Driving Range		S												S		S	S	S
Greenhouse or Plant Nursery (wholesale)		Р															Р	Р
Grocery Store												Р		Р	Р	Р	S	
Hair Salon, Beauty Parlor or Barber Shop	V											Р	S	Р	Р	Р		09202024
Handwriting Analysts and Fortune Tellers	√															Р		DRFT
Hardware Store												Р		Р	Р	Р	S	FNL
Health Club, Spa, or Fitness Center												Р		Р	Р	Р	S	SEC 103.2
Heavy or Farm Equipment Sales and Service																	S	I DIST_SE
Home Improvement Center														S		Р	S	RD_ART I

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Hookah/Vapor Bar or Lounge	√													S	S	S		
Hospice Home													S	S		Р		
Hospital														Р		Р	Р	Р
Hotel or Motel	√													S	S	Р		
Human Services Ministry														Р		Р	Р	Р
Interior Decorating Shop												Р		Р	Р	Р	Р	Р
Janitorial and Maid Services														Р		Р	Р	Р
Jewelry Store												Р		Р	Р	Р		
Joint Living Residence	√							S					S					
Kennel or Pet Boarding, Indoor	√	Р												Р		Р	Р	Р
Kennel or Pet Boarding, with Outdoor Facilities	√	S												S		S	S	S
Laboratory (medical or dental)													S	S			Р	09202024
Landfill	√	S																SFT 0
Laundry / Dry Cleaning Plant																	Р	FNL DRFT
Lawn Treatment Service																Р	Р	7
Liquid Waste Treatment/Recycling																	S	STSEC
Livestock Sales Pavilion or Auction Facility	V	S																RD ART 1 DIST SEC 103.

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Livestock, keeping of (for personal utility)	√	Р	S	S														
Live/Work	√											Р			Р			
Locksmith														Р		Р	Р	Р
Machine Shop														S			Р	Р
Maintenance Shop (fleet vehicles)																	Р	Р
Manufactured Building or Mobile Home Sales	√															S	S	Р
Manufacturing, General														S	S	S	Р	Р
Massage Therapy Businesses	√												Р	Р	Р	Р		
Medical Office or Clinic													Р	Р	Р	Р	Р	Р
Metal Smelting / Forging Works																		Р
Motorcycle and Personal Watercraft Sales and Related Service														S		S	Р	09202024
Motorcycle and Personal Watercraft Service and Repair														S		S	Р	DRFT
Motorcycle Parts, Accessories and Apparel Store														Р		Р	Р	103.2 FNL
Movie Studio																	Р	SEC 1
Movie Theater, Cineplex, or Multiplex												Р		Р	S	Р		ART 1 DIST
Moving Company														S		Р	Р	RD ART

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
Museum or Library												Р		Р	Р	Р	Р	Р
Musical Instrument Store												Р		Р	Р	Р	Р	Р
Nightclub, Dance Club, or Lounge												S		S	S	Р		
Nursing Home													S	Р		Р	S	S
Showroom Facility (accessory)														Р		Р	Р	Р
Outdoor Sales, or Display (retail)	√													S		S	S	S
Outdoor Storage (other than junk/salvage yards)	√																Р	Р
Paper / Pulp Mill																		S
Parking Garage or Lot (principal use)												S		Р	Р	Р	Р	Р
Pawnbrokers and Secondhand Dealers	√													S		S		
Personal Care Home, Commercial													S	Р	S	Р		2024
Personal Care Home, Family	√	S	S	S														0920
Pest Control / Extermination Business														Р		Р	Р	SEC 103.2 FNL DRFT
Pet Grooming												Р		Р	Р	Р	S	103.2
Pet Shop or Pet Supply Store												Р		Р	Р	Р		T SEC.
Petroleum Refinery / Processing Plant	√																	ART 1 DIST

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Pharmaceutical Manufacturing																	Р	Р
Pharmacy or Drug Store												Р		Р	Р	Р		
Photo Processing Plant																	Р	Р
Place of Worship	√	S	S	S								S	Р	Р	Р	Р	S	S
Plastics Extrusion																	Р	Р
Plumbing Equipment Dealer	√													S		S	Р	Р
Pool or Billiards Halls												S		S		S		
Poultry / Meat Processing Plant																		S
Precious Metal Dealers	√											Р		Р	Р	Р		
Printing, Bookbinding or Publishing Plant														S			Р	Р
Quarry, Mining, Borrow Pit	√																S	2 4 S
Radio and Television Station or Studio														Р		Р	Р	09202024
Railroad Repair or Storage Yard																	S	DRFT
Recording / Rehearsal Studio														Р	S	Р	Р	.2 FNL
Recovered Materials Processing Facility	V																S	EC 103
Recreation and Entertainment Facility (indoor)														Р	Р	Р	Р	ART 1 DIST SEC 103.2 FNL DRFT

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Recreation and Entertainment Facility (outdoor)														S		S	S	S
Recreational Vehicle Park or Campground		S																
Recreational Vehicle Rental, Sales and Service														S		S	S	Р
Rental, Automobile														Р		Р	Р	Р
Rental, Consumer and Commercial														S		S	Р	Р
Rental, Industrial																	S	Р
Repair Shop, Electronics and Small Appliance														Р		Р	Р	Р
Repair Shop, Major Appliance														S		Р	Р	Р
Repair Shop, Shoe and Leather														Р	Р	Р	Р	Р
Research or Testing Facility (indoor)														S			Р	Ь 4
Research or Testing Facility (outdoor)																	S	0920202
Restaurant (coffee shop, doughnut shop, or ice cream parlor)												Р		Р	Р	Р	S	FNL DRFT_0
Restaurant (drive-in or drive-thru fast food)														Р		Р		SEC 103.2
Restaurant (full service)												Р		Р	Р	Р	S	DIST_SE
Retirement Community - Continuing Care	√									Р		Р	S					RD_ART 1 D

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Retirement Community - Independent Living	√								Р	Р		Р	S					
Sawmills and Logging		S															S	Р
School or College, Business													S	Р		Р	Р	Р
School, Montessori													Р	Р	Р	Р	Р	S
School, Private (College or University)		S											Р	Р	Р	Р	Р	Р
School, Private (Primary and Secondary)	√	S											Р	Р	Р	Р	Р	Р
School, Trade or Vocational														S		Р	Р	Р
Scrap Tire Processing, Grinding or Retreading																	S	S
Self-Storage or Mini- Warehouse Facility	√													S		Р	Р	Р
Septic Tank Pumping Company																	S	202 ⁴
Shelter, Homeless														S		S	S	0920
Shooting or Archery Range, and similar outdoor recreation		S												S		S	S	SEC 103.2_FNL DRFT
Shooting Ranges, Indoor														S	S	S	Р	103.2_F
Sign Shop (General Fabrication)														S			Р	
Sign Shop (Graphic Printing, Screen Printing)														Р	Р		Р	ART 1 DIST

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Smoke or Novelty Shop														S		S		
Soft Drink Bottling / Distribution Plant																	Р	Р
Solid Waste Transfer Station																		S
Special Events Facility	√													S	S	S		
Sporting Goods Store												Р		Р	Р	Р		
Sports Training Facility (indoor)														Р		Р	Р	Р
Sports Training Facility (outdoor)														S		S	Р	Р
Stadium, Concert Hall or Amphitheater												S		Р	S	S	S	S
Stone Yard or Stone Cutting																	Р	Р
Studio, Art												Р	Р	Р	Р	Р	Р	Р
Studio, Dance or Martial Arts												Р	S	Р	Р	Р	Р	4
Studio, Photography												Р	S	Р	Р	Р	Р	202024
Swimming Pool Sales Facility														Р		Р	Р	۶FT 09
Swimming Pool Supply Store														Р		Р	Р	FNL D
Tailor, Dressmaker, Sewing Shop												Р		Р	Р	Р	Р	103.2
Tall Structures	√												S	S	S	S	S	T SEC
Tanning Salon												Р		Р	Р	Р		NRT 1 DIST_SEC 103.2 FNL DRFT_0920

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	СМИ	OI	BG	BGC	HSB	LM	НМ
Taxi or Limousine Service	√													S		S	Р	Р
Taxidermist														Р		S	Р	Р
Temporary Outdoor Activity	√													Р	Р	Р		
Textile or Carpeting Factory																	Р	Р
Thrift Store or Used Merchandise Sales														Р		Р	Р	Р
Title Loan Lender	√													S		S		
Towing / Wrecker Service and Impound Lot																	S	S
Toy Store, Hobby Shop or Game Store												Р		Р	Р	Р		
Travel Agency												Р	Р	Р	Р	Р		
Tree Service																	Р	Р
Truck Sales, Leasing and/or Service, Heavy	√															S	Р	024 ^d
Truck Terminal or Intermodal Terminal																	S	09202
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																	S	FNL DRFT
Tutoring and Learning Centers												Р	S	Р	Р	Р		103.2
Upholstery Shop														Р		S	Р	SEC
Urgent Care Facility														Р		Р		1 DIST
Waste Incineration Facility																		RD SRT

Uses	SAR	AR	RS- 180	RS- 150	RS- 60	RS- 50 INF	RS- TH INF	RM- 8	RM- 12	RM- 24	МН	CMU	OI	BG	BGC	HSB	LM	НМ
Welding Shop														S			Р	Р
Wholesale Membership Club														Р		Р	S	S
Wholesaling and Warehousing (retail accessory only)																	Р	Р
Wood Chipping and Shredding	V																S	Р

APPENDIX - LIST OF AMENDMENTS

- 1 ZON-ORD 2020-9_An Ordinance amending the City of Lawrenceville Zoning Ordinance known, cited, and referred to as "2005 Lawrenceville Zoning Ordinance", and any amendments thereto by replacing the above indicated ordinance and code sections with a new zoning ordinance entitled "City of Lawrenceville Zoning Ordinance 2020", dated May 20, 2020.
- 2 ZON-ORD-2020-22_An Ordinance to amend Article 1, Districts, Section 102.5 RM-8 Townhouse Residential District; Section 102.6 RM-12 Multifamily Residential District; Section 102.7 RM-24 Multifamily Residential District; Section 102.9 CMU Community Mixed-Use District; To regulate Minimum Lot Area requirements and exemptions for the multifamily zoning classifications; Section 103.2 Use Table to regulate minimum requirements for Retirement Community, Continuing Care; and Retirement Community, Independent Living; and Tall Structures; Article 2, Supplementary Regulations, Section 200.3 Supplemental Use Standards to regulate minimum requirements for Retirement Community, Continuing Care; Retirement Community, Independent Living; and Tall Structures of the City of Lawrenceville Zoning Ordinance 2020, dated September 28, 2020.
- 5 ZON-ORD 2023-20_An Ordinance to Amend Article 1, Districts, Section 103.2 Use Table; Article 2 Supplemental and Accessory Use Standards; and Article 10 Definitions of the City of Lawrenceville Zoning Ordinance 2020, dated October 23, 2023.

ZON ORD_ART 1 DIST_SEC 103.2_FNL DRFT_09202024

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.