

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ZONING ORDINANCE, 2020

WHEREAS, the City Council of Lawrenceville recognizes the necessity of updating the Zoning Ordinance to enhance clarity and regulatory compliance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lawrenceville, Georgia, as follows:

Section 1. Amendment to the Zoning Ordinance

The City of Lawrenceville Zoning Ordinance, 2020 , Article 6, Architectural and Design Standards, Section 600, Purpose and Intent, is hereby amended by deleting the current Section 600 and replacing it with a new Section 600 Purpose and Intent that shall read as follows:

600. Purpose and Intent

The purpose and intent of this article is to provide the minimum design standards for residential and non-residential development in the city. Specific standards listed in Article 1 for specific zoning districts such as RM-12, RM-24, RS-50 INF, RS-TH INF and RM-8 shall apply.

The Design Standards are created to:

1. Enhance the City's historic and future role as the civic and economic center of Lawrenceville and as a symbol of Gwinnett County.
2. Establish a logical framework for development.
3. Improve the aesthetics of street and built environments.
4. Create an environment where people can live, work, meet and play.
5. Encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
6. Enhance the efficient utilization of parking facilities by encouraging shared parking and alternative modes of transportation.
7. Promote pedestrian safety by ensuring sidewalk-oriented buildings along attractive street-facing facades that foster pedestrian activity and liveliness.
8. Provide accessible and sufficient parking in an unobtrusive manner.

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9. Enhance Lawrenceville's historic quality by ensuring that new and rehabilitated buildings are compatible with the character of surrounding buildings.
10. Provide safe and accessible parks and plazas.

All development and building permits for lots located within the City limits contained in this article shall meet all the requirements of the base zoning district in which it is located; all conditions of rezoning or special use permit approvals; and shall also meet the requirements herein.

Building designs, architectural materials or color selection shall be subject to review and approval of the Director of Planning and Development, or designee, prior to the issuance of a Building Permit. If the Director determines that the submission is inconsistent with the minimum architectural and design standards, this decision concerning interpretation or administration of this Article may be appealed by any person aggrieved or by any officer or bureau of the governing body of the City affected by any decision rendered.

In any case that conditions of approval for a rezoning or special use permit approved by the City Council conflict with the provisions of this article, the approved conditions shall take precedence.

If changes to these regulations are requested, the following shall be submitted to the Planning and Development Director for review and approval:

- A. The builder should bring front, side, and rear elevation drawings along with floor plan and examples of alternative materials to be used.
- B. Plans should show quality, durable materials on the exterior and interior of the home. Hardwood floors, hard surface countertops, and upgraded appliance packages are encouraged, as are sustainable materials.

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Section 2. Effective Date.

This Ordinance shall take effect upon its adoption.

IT IS SO ORDAINED, this 13th day of November, 2024.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk