

**AN ORDINANCE TO AMEND ARTICLE 1 DISTRICTS
OF THE CITY OF LAWRENCEVILLE ZONING ORDINANCE 2020**

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 is amended as follows:

Section 1. That the Zoning Ordinance Article 1 Districts, is amended by inserting the following Section 102.5 RS-50 INF – Infill One-Family Residential District.

102.5 RS-50 INF – ONE-FAMILY INFILL RESIDENTIAL DISTRICT

A. Purpose

This RS-50 INF zoning district is intended for the infill development of medium-density detached one-family dwelling units within the North Downtown Lawrenceville area.

B. Special Use Permit Required

On-Street Parking shall require the approval of a Special Use Permit (*see Article 5 Parking, Section 509 On-Street Parking Standards*).

C. Site Development Standards

1. Road Classification

RS-50 INF one-family lots shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor).

Exception: RS-50 INF one-family lot development located within the North Downtown Lawrenceville Area may be approved with direct access to an external classified Collector (Major, Minor), subject to the review and approval of a Minor Subdivision Plat consisting of a maximum of five (5) lots of record (*see City of Lawrenceville Subdivision Regulations, Article VI, Subdivision Exemptions, Section 3. Minor Subdivision*).

2. Minimum External and Internal Road Frontage

The minimum external or internal road frontage width for which the RS-50 INF zoning classification is permitted shall be fifty (50) feet.

3. Minimum Cul-de-sac Road Frontage

Lots within one-family, townhouse, and two-family residential zoning classifications fronting cul-de-sacs shall be required to maintain a chord distance of thirty-five (35) feet as measured along the arc of the right-of-way or utility easement unless otherwise noted within the applicable zoning classification.

D. Minimum Architectural Standards

Architectural Standards shall be subject to the review and approval of the Director of the Planning and Development Department (*See Article 6 Architectural and Design Standards*).

E. Minimum Common Area Standards

A minimum of twenty (20) percent of the total project acreage shall be designated as a Common Area, excluding fifty (50) percent of any 100-year floodplain or wetland areas (*see Article 1, Section 102.12, Minimum Recreation Area Standards*).

F. Mandatory Homeowners Association

A Mandatory Homeowners Association shall be required for all one-family developments (*see Zoning Ordinance, Article 1 Districts, Section 102.14, Mandatory Homeowners Association*).

G. Property Development Standards

Property in the RS-50 INF District shall be developed in accordance with the applicable site-related provisions contained in this Article, and the City of Lawrenceville Subdivision Regulations and Development Regulations.

1. Density

Gross density in an RS-50 INF zoning classification shall not exceed eight (8) Units Per Acre (UPA). Density shall be calculated as defined in *Article 10 Definitions, Density - Gross, and Density - Net*.

2. Sewer Capacity

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

3. Dimensional Standards - Principal Structure

Table 102.5.G.3.A – Principal Structure

Minimum Lot Area (sq. ft.)	Maximum Impervious Surface (sq. ft.)	Minimum Lot Width (ea.)
5,228 sq. ft.	2,614 sq. ft.	50 feet

Table 102.5.G.3.B – Principal Structure^{a, b, c, d, & e}					
<i>Maximum Building Height</i>	<i>Minimum Front Yard Setback</i>	<i>Minimum Rear Yard Setback</i>	<i>Minimum Side Yard Setback</i>	<i>Minimum Heated Floor Area</i>	<i>Minimum Heated Floor Area</i>
35 feet	15 feet	10 feet	5 feet	2,000 sq. ft. (1 story)	2,200 sq. ft. (2 stories)

- a.** The Minimum Building Setback for exterior walls shall factor any openings, penetrations, projections, and walls associated the construction of an exterior wall (See IRC - International Residential Code, Part III, Chapter 3, Section 302 Fire-Resistant Construction)
- b.** Minimum Building Setback adjacent to an internal Local Residential Street or Private Street shall be fifteen (15) feet.
- c.** Minimum Building Setback adjacent to an internal Private Alley shall be five (5) feet.
- d.** Minimum Building Setback adjacent to an external Collector (Major, Minor) shall be fifteen (15) feet (see Section 102.5, C.1. Exception).
- e.** Minimum Building Setback adjacent to a classified Freeway/Expressway, Arterial (Principal, Major, Minor), or Collector (Major, Minor) shall be fifty (50) feet (see Section 102.5, C.1. Exception).

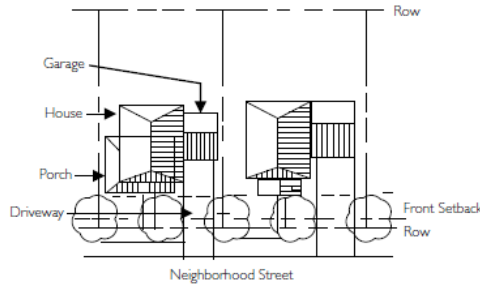
4. Dimensional Standards – Accessory Structure

Table 102.5.G.4 – Accessory Structure					
<i>Allowance</i>	<i>Height</i>	<i>Front Yard Setback</i>	<i>Rear Yard Setback</i>	<i>Side Yard Setback</i>	<i>Maximum Square Footage</i>
One Per Lot	18 feet	Prohibited	5 feet	5 feet	400 sq. ft.

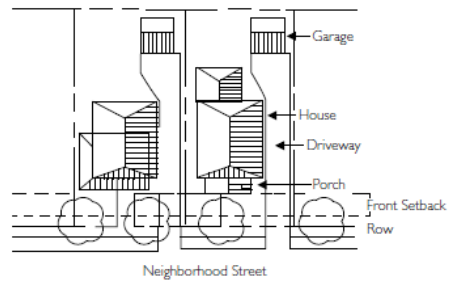
5. Front Access Units

Front Access Units shall be designed and constructed subject to the following rules and regulations:

Front Access Unit - Attached



Front Access Unit - Detached



- a.** Front façade(s) of One-Family Detached Units shall be parallel or radial to a Local Street (Public Right-of-Way) or Private Street.
- b.** Front façade(s) of One-Family Units Detached shall be constructed with a porch facing a Local Street (Public Right-of-Way) or Private Street (Utility Easement).

6. Two-Car Garage

- a.** One-Family Detached Units shall be accessed via a driveway extended from a Local Residential Street (Public Right-of-Way) or Private Street (Utility Easement).
- b.** One-Family Detached Units shall have an attached or detached two-car garage with front access as a minimum requirement.
- c.** Two-car garages with front access shall be adjacent to and accessed via a driveway extended from a Local Street (Public Right-of-Way) or Private Street (Utility Easement).
- d.** Two-car garages shall be a minimum of twenty (20) feet in length and twenty (20) feet in width.
- e.** Two-car garage door openings shall be a minimum of sixteen (16) feet in width.
- f.** Two-car garages shall not be converted into heated interior space without being replaced with another two-car garage within the building footprint of the property, subject to the terms of this Ordinance.

- g.*** Two-car garage doors shall not be adjacent to, directly across, or visible from Recreational Areas.
- h.*** Detached two-car garages shall be in the rear yard area only and shall be five (5) feet from rear and side yard property lines.
- i.*** Attached two-car garages shall be in a side yard area only and shall be offset from the front façade a minimum of ten (10) feet.

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Section 2. That the Zoning Ordinance Article 1 Districts, is amended by inserting the following 102.6 RS-TH INF - Townhouse Infill Residential District and renumbering the remaining sections accordingly.

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 dwelling units within the North Downtown Lawrenceville area.

Property in the RS-TH INF Townhouse-Family Infill Residential 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. Special Use Permit Required

On-Street Parking shall require the approval of a Special Use Permit (see [Article 5 Parking, Section 509 On-Street Parking Standards](#)).

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 (1/2) acres. The minimum Site Area shall not be reduced by a Variance. If a 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 the property does not meet the Minimum Site Area then the property owner may apply for a Variance.

2. Townhouse-Family Attached

A townhouse-family attached dwelling unit constructed in a group of four (4) attached units, but not more than eight attached units in which each 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 or private street (see [Article 1, Section 102.12., Table 102.12.I.](#)).

3. *Maximum Impervious Cover or Surface*

The maximum Impervious Cover or Surface area shall be eighty (80%) percent.

D. *Architectural Standards*

Architectural Standards shall be subject to the review and approval of the Director of the Planning and Development Department ([See Article 6 Architectural and Design Standards](#)).

See figures for examples:

Ex. No. 1 - Rear Entry Townhouse Dwelling Units



Ex. No. 2 - Front Entry Townhouse Dwelling Units



E. Minimum Common Area Standards

A minimum of twenty (20) percent of the total project acreage shall be designated as a Common Area, excluding fifty (50) percent of any 100-year floodplain or wetland areas (see [Article 1, Section 102.12, Minimum Recreation Area Standards](#)).

F. Mandatory Homeowners Association

A Mandatory Homeowners Association shall be required for all Single-Family developments (see [Article 1, Section 102.14, Mandatory Homeowners Association](#)).

G. Property Development Standards^{1&2}

Property in the RS-TH 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:

1. Density

Gross density in an RS-TH INF zoning classification shall not exceed eight (8) Units Per Acre (UPA). Density shall be calculated as defined in [Article 10 Definitions, Density - Gross, and Density - Net](#).

2. Sewer Capacity

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

3. Dimensional Standards - Principal Structure

Table 102.6 G.3.A - Principal Structure^{a, b & c}					
<i>Minimum Lot Area</i>	<i>Maximum Building Height</i>	<i>Maximum Number of Stories</i>	<i>Minimum Lot/Unit Width</i>	<i>Maximum Units Per Row (UPR)</i>	<i>Minimum Units Per Row (UPR)</i>
2,400 sq. ft.	35 feet	3 Stories	24 feet	6	4

Table 102.6 G.3.B - Principal Structure^a			
<i>Minimum Front Yard Setback</i>	<i>Minimum Rear Yard Setback</i>	<i>Minimum Side Yard Setback</i>	<i>Minimum Building (UPR) Separation</i>
15 feet	20 feet	0 feet	20 feet

a. The minimum Building Setback adjacent to a classified Arterial (Principal, Major, Minor), shall be fifty (50) feet.

4. Minimum Heated Floor Area - Principal Structure

Table 102.6 G.4. - Minimum Heated Floor Area				
<i>Studio</i>	<i>1-bedroom</i>	<i>2-bedroom</i>	<i>3-bedroom</i>	<i>4-bedroom</i>
-	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.	1,600 sq. ft.

5. Maximum % Bedroom Units - Principal Structure

Table 102.6 G.5. - Maximum % Bedroom Units	
<i>Three (3) bedroom units - Forty (40%) percent</i>	<i>Four (4) bedroom units - ten (10%) percent</i>

6. Townhouse Units - General

- a.** The front façade(s) of Townhouse Units shall be parallel or radial to a Local Residential Street (Public Right-of-Way) or Private Street (Utility Easement).
- b.** Front façade(s) of Townhouse Units parallel or radial to a Public Street (Public Right-of-Way).
- c.** Front façade(s) of Townhouse Units shall be staggered or offset to a minimum of two (2) feet providing architectural relief.
- d.** Townhouse Units shall not have direct access to an external classified Freeway/Expressway, Arterial (Principal, Major, Minor), Collector (Major, Minor), or Local Street.
- e.** Townhouse Units shall have a two-car garage as a minimum requirement. The connecting driveway of the garage shall be a minimum of twenty (feet) in length, as measured from the building footprint to an internal Public Right-of-Way or Utility Easement to accommodate two (2) additional vehicles.
- f.** Two-car garage door openings shall be a minimum of sixteen (16) feet in width.
- g.** Two-car Garages shall not be converted into heated interior space without being replaced with another two-car garage within the building of the property subject to the terms of this Ordinance.
- h.** Garage doors may face a Recreation Area or Local Street (Public Right-of-Way) internal to the development with the approval of a Special Use Permit.

7. Rear Entry Townhouse Units

Rear Entry Townhouse Units (Rear Elevation) shall be adjacent to and accessed via a driveway extended from a Private Alley (Utility Easement).

8. Front Entry Townhouse Units

Front entry units shall be designed and constructed to include the following:

- a.** All Front Entry Townhouse Units shall be internal to the development and concealed from view from of a classified external Freeway/Expressway, Arterial (Principal, Major, Minor) Collector (Major, Minor) or Local Street Public Right-of-Way).
- b.** Front Entry Townhouse Units shall be accessed via a driveway internal to the development extended from a Local Street (Public Right-of-Way).

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Section 3. That the Zoning Ordinance Article 1 Districts, is amended by deleting section 102.7 RM-8 Townhouse Residential District and inserting in lieu thereof section 102.7 RS-TH Townhouse One-Family Residential District.

102.7 RS-TH - TOWNHOUSE ONE-FAMILY RESIDENTIAL DISTRICT

A. Purpose

The RS-TH Townhouse One-Family Residential District is designed to provide for one-family attached townhome development amongst compatible density and zoning.

Property in the RS-TH Townhouse Residential 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. Lot Development Standards

Min. Lot Area	Unit Width Min.	External Min. Front Setback	External Min. Side Setback	External Min. Rear Setback	Min. Heated Floor Area	Impervious surface Max. Lot Coverage	Max. Building Height	Min. % Com. Area
5 acres	20 ft.	25 ft.	20 ft.*	20 ft.	See table below	40%	35 ft.	20%

- 40 feet if located on Major Arterial
- 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.

Minimum Heated Floor Area				
Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
-	1,000	1,200 sq. ft.	1,400 sq. ft.*	1,600 sq. ft.*

Minimum Dwelling Unit Width	
Double-car garage	20 ft.

*Three-bedroom units shall be limited to 40% of the entire townhouse development.

*Four-bedroom units shall be limited to 10% of the entire townhouse development.

C. 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.

See figures for examples:

Ex. No. Rear Entry Townhouse Dwelling Units



Ex. No. 2 Front Entry Townhouse Dwelling Units



D. Minimum Common Area Standards

A minimum of twenty (20) percent of the total project acreage shall be designated as a Common Area, excluding fifty (50) percent of any 100-year floodplain or wetland areas (see [Article 1, Section 102.12, Minimum Common Area Standards](#)).

E. Mandatory Homeowners' Association

A Mandatory Homeowners' Association shall be required for all Single-Family developments (see [Article 1, Section 102.13, Mandatory Homeowners Association](#)).

F. 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 three and a maximum of eight units shall be allowed in each row of townhouses.

- 4.** Private Drive shall be installed with the following dimensions:
 - a.** The 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 of 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.** Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:
 - a.** Front entry garages: may 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.** 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.).
- 8.** Each townhome residence shall have a two-car garage as a minimum requirement.
- 9.** Rear entry garages:
 - a.** May 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.** Require an 18-foot alley width.
 - c.** Shall be 27 feet off of required alley.
 - d.** Driveway must provide two external parking spaces (9 ft. x 20 ft.).
 - e.** Front facade shall be setback 20 feet from the required 24-foot Private Drive.
- 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 recycling bins shall be screened from all units and not visible from right of way.

G. Utility Restrictions

- 1.** All utilities shall be located underground.
- 2.** All utilities meters shall be located along a side or rear elevation.

H. Zoning Exhibit

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

- 1.** A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
- 2.** A plan showing applicable details, to include lots, streets and right-of-way, 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.
- 3.** Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- 4.** Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.

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

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Section 4. That the Zoning Ordinance Article 1 Districts, is amended by inserting the following 102.12 Minimum Common Area Standards and renumbering the remaining sections accordingly.

102.12 MINIMUM COMMON AREA STANDARDS

- A.** A minimum of twenty (20) percent of the total project acreage shall be designated as Common area. The minimum size for a Common Area shall be square 4,356 square feet.
- B.** Common areas shall not include any land area within undevelopable land designated or identified as a federal, state, regional, local protected area, bluff, floodplain, stream buffer or wetlands.
- C.** Common areas shall be designated on a recorded plat as a permanent recreation easement for recreational purposes, such as but not limited to parks, playgrounds, and other similar recreation uses.
- D.** Common areas shall be centrally located within a development in such a manner that at least seventy-five (75) percent of the dwelling units are within 300 feet of a common area, as measured from a building footprint.
- E.** Common areas shall consist of one (1) active recreational feature, such as a public gathering area (e.g., playground, swimming pool, tennis court or similar approved element activity center).
- F.** Common Areas shall consist of one (1) passive recreational feature, such as a public gathering area (e.g., green, park, plaza, square or similar approved recreational area).
- G.** Common Areas shall be accessible to the residents from four (4) points of entry by sidewalks.
- H.** Common areas shall be compliant with ADA requirements regulating accessibility.
- I.** 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.
- J.** Common Areas shall consist of a mix of undisturbed natural plantings and/or formal plantings, subject to the review and approval of a Landscape, Buffer, and Tree Plan.
- K.** Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.

L. Install outdoor lighting.

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Section 5.

That the Zoning Ordinance Article 1 Districts, is amended by inserting the following 102.13 Street Network (Mixed-Use, Multifamily, One-Family, Two-Family and Townhouse Zoning Classifications and renumbering the remaining sections accordingly.

102.13 STREET NETWORK (MIXED-USE, MULTIFAMILY, ONE-FAMILY, TWO-FAMILY AND TOWNHOUSE ZONING CLASSIFICATIONS)

A. Street Network

Street Networks shall be designed based on their proximity and access to a classified Arterial, Collector, Public Street, Local Residential Street or Private Street (Utility Easement).

Street Networks shall be designed to follow the contour of the land to minimize the disturbance of the existing topography.

1. Arterial (Principal, Major, Minor) and Collector (Major, Minor)

Mixed-Use, Multifamily and One-Family (attached or detached) developments adjacent to or accessed via a classified Arterial Street or Collector Street shall be designed utilizing an interconnected curved street pattern (curvilinear) intended to promote vehicular connectivity. The overall design should incorporate courts, curving crescents, eyebrows, loop streets, and ovals.

2. Public Street, Local Residential

Mixed-Use, Multifamily and One-Family (attached or detached) developments adjacent to or accessed via an External Public Street or Internal Local Residential Street shall be designed utilizing an interconnected gridiron street pattern (grid) intended to promote pedestrian connectivity. The overall design shall discourage through-traffic by incorporating a discontinuous street pattern consisting of parallel four (4) way stop intersections, parallel street patterns and right angle intersections.

B. Alleys

1. Local Residential Streets, Private Streets or Private Alleys intersecting with an Arterial (Principal, Major, Minor) or Collector (Major, Minor) are subject to the approval of the City of Lawrenceville Engineering Department or the Gwinnett County Department of Transportation (as applicable).
2. Alleys shall provide a continuous connection between two streets (Public Right-of-Way) or Private Streets (Utility Easement).
3. Alleys shall be installed on a minimum four (4) inch gravel aggregate base with a minimum two (2) inch approved hard surface.
4. Alleys shall be graded to insure proper drainage.

C. Blocks

Blocks shall not be longer than 400 feet without an intersection with another Local Street (Public Right-of-Way), Private Street or Private Alley (Utility Easement).

D. Cul-de-sacs

The utilization of cul-de-sacs shall be minimized. Cul-de-sacs may be allowed due to topographical constraints (i.e., floodplain, streams, wetlands, etc.).

E. Lot Access

1. Lot Access shall be internal to the development.
2. Direct Lot Access to a collector or arterial roadway shall be prohibited for developments within residential zoning classifications.

F. Mail Kiosk

1. All developments or redevelopments shall be required to install a mail kiosk designed to the minimum standards of the *U.S. Postal Service National Delivery Planning Standards, A Guide for Builders and Developers Handbook, PO-632, July 2020*.

2. Mail kiosk shall have a minimum three-car stacking lane for every forty (40) units served.
3. Mail Kiosk shall be centrally located within a development in such a manner that at least seventy-five (75) percent of the townhomes are within 300 feet of a mail kiosk, as measured from a building footprint.

G. On-Street Parking

1. On-Street Parking shall be provided throughout the development at a ratio of two (2) parallel parking spaces per single-family unit
2. On-Street Parking shall be strictly limited to a Local Residential Street (Public Right-of-Way) or Private Street (Utility Easement) only.
3. On-Street Parking shall be prohibited along a Private Alley (Utility Easement).

H. Public Improvements

Common Area, Greenway Access, Sidewalks and Streets, shall be constructed in all new Mixed-Use, Multifamily and Single-Family (attached or detached) development or redevelopment along all abutting or internal streets, existing or new, private or public. Whenever a discrepancy occurs between the design and construction standards of the City of Lawrenceville Development Regulations, Subdivision Regulations, Zoning Ordinance and any state or federal regulation, then the most restrictive shall apply.

1. Width

A minimum five (5) foot sidewalk is required along both sides of an abutting or internal streets, existing or new, private, or public internal including cul-de-sacs. Sidewalks shall not be required along a Private Alley (Utility Easement)

2. Setback

Sidewalks shall be a minimum of two (2) feet off the back of curb.

3. Cross Slope

Sidewalks shall be constructed with a cross slope of 0.25 inch per foot. Sidewalks shall maintain this cross slope at driveway crossings or transition the sidewalk to a driveway with ramps and detectable warnings.

4. Material

Class “B” concrete (as defined by Georgia Department of Transportation [GDOT]) with a minimum strength of 2,200 PSI at twenty-eight (28) days.

5. Final Stabilization

Disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed or landscaped.

6. Georgia Department of Transportation Controlled Roads

Sidewalks located in the right-of-way of roads under the jurisdiction of the GDOT shall be constructed in accordance with GDOT design and construction standards.

7. Sidewalk Curb Ramp Design and Construction Standards

Intersection radius curb ramps shall be provided at street intersections. Straight ramps may be provided at intersections of curbed driveways and at streets without sidewalks. Curb ramps shall meet the requirements of the Americans with Disabilities Act (ADA).

8. Damage Repair

Damage to roads, sidewalks, curbs, and ramps caused by construction or development activity shall be repaired at no cost to the City within thirty (30) days or prior to issuance of a Certificate of Occupancy, whichever is earlier.

I. Right-of-Way, Utility Easement, Pavement, Curb & Gutter

Right-of-way or Utility Easement for all existing and proposed Local Residential Streets, Private Streets and Private Alleys within a project shall be constructed in accordance with the minimum standards of the *City of Lawrenceville, Georgia, Subdivision Regulations, Article XI Required Improvements, Designs and Construction, Section 2., Required Improvements, Subsection 2.14 Street Design Standards.*

Local Residential Streets, Private Streets, Private Alleys, and Curb & Gutter shall be construction utilizing the minimum dimensions as shown below. Any variation from the rule shall be prohibited.

Table 102.12.I. - Street Dimensions				
<i>Type of Street</i>	<i>Right-of-Way</i>	<i>Utility Easement</i>	<i>Pavement</i>	<i>Curb & Gutter*</i>
<i>Local Residential</i>	50 feet	NA	24 feet	6" x 24" X 12"
<i>Private Street</i>	NA	50 feet	24 feet	6" x 24" X 12"
<i>Private Alley</i>	NA	40 feet	20 feet	6" x 24" X 12"

**Curb & Gutter – Vertical Curbing Only, Minimum Strength (3000 PSI at 28 days)*

J. Utilities

All existing and proposed utilities located along public right-of-way or private street/utility easement, 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 a public right-of-way.

1. All public or private utilities (e.g., cable, electric, gas, telephone, water, sewer, etc.) shall be installed underground and be located within a required Public Street (Right-of-Way), Private Street or Alley (Utility Easement)
2. All electrical, fuel gas, mechanical, plumbing appliances, or equipment (See Article 10, Definitions) shall not be visible from an adjacent Local Street (Right-of-Way), or Private Street (Utility Easement).
3. Satellite dish antennas shall be in a rear yard area only and not visible from an adjacent Public Street (Right-of-Way)
4. Vents (i.e., attic, combustion, dryer, exhaust, furnaces, intake plumbing, stacks, etc.) shall not be installed or visible from the pitch of a roof of an adjacent Public (Right-of-Way).
5. Air conditioners, furnace, heat pumps, shall be located in a rear yard area only and not visible from a Public (Right-of-Way).

Section 6. That the Zoning Ordinance Article 1 Districts, is amended by inserting the following 102.14 Mandatory Homeowners' Association and renumbering the remaining sections accordingly.

102.14 MANDATORY HOMEOWNERS' ASSOCIATION

A. Mandatory Homeowners' Association

All AR (Agriculture Residential District), RS-180 (One-Family Residential District), RS-150 (One-Family Residential District), RS-60 (One-Family Residential District), RS-50 INF (Infill One-Family Residential District), RS-TH INF (Townhouse Infill One-Family Residential District) and RS-TH (Townhouse Residential District) developments shall require a Mandatory Homeowners Association. Mandatory compliance with the minimum standards is subject to the review and approval of the Director of the Planning and Development Department.

1. Homeowners Association

As part of the planning process for the development of a One-Family, Two-Family or Townhouse Dwelling development or 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.

2. Protective Covenant

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, and provide other services to be defined within 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 renewed every 20 years unless 51% of the people 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.

IT IS SO ORDAINED, this ____ day of _____, 2023.

Mayor David R. Still

Attest: _____
City Clerk

DRAFT