

AN ORDINANCE TO AMEND ARTICLE 6 ARCHITECTURAL AND DESIGN STANDARDS

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 6 Architectural and Design Standards, is amended as follows:

Architectural and Design Standards

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 Districts](#) for specific zoning districts shall apply. The Architectural Design Standards were created to:

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

All requests for development and building permits located within the city limits contained in this Article shall meet all of 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 and 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.

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

The following shall be submitted to the Director of Planning and Development for review and approval:

- A.** Color Elevations (front, side, and rear) and floor plans and examples exterior architectural treatments shall be required.
- B.** Site Plan (i.e., building setbacks, buffers, landscape, right-of-way, alleys, etc.).
- C.** Light Reflectance Value (LRV) Plan – quantifies the amount of light of an exterior color will reflect or absorb on an exterior wall. LRV shall be measured on a scale of 0 to 100 percent (%) or absolute black (absorbs light) to pure white (reflects light).
 - Low LRV: 0 %-40 %
 - Medium LRV: Greater than 40% - 60%
 - High LRV: Greater than 60% - 100% percent
- D.** 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.

The Director of Planning and Development may reject alternate proposals, which are deemed to be inconsistent with these minimum architectural and design standards. Alternate proposals rejected by the Director may be submitted for review and approval of the Board of Appeals.

601 MINIMUM ARCHITECTURAL AND DESIGN STANDARDS

The following standards and regulations shall apply to all zoning classifications and shall be subject to review and approval by the Director of the Planning and Development Department.

New development or construction shall maintain compatibility with surrounding buildings and community features; this may include existing materials otherwise not mentioned in this Article.

A. Building and Structure- Materials

Materials used for the construction of exterior walls shall comply with the provisions of the International Building Code (IBC) and International Residential Code (IRC) as applicable.

Exposed concrete blocks, retaining walls, fascia, plywood, sheet metal, soffit, etc. shall be constructed with materials designed and constructed to provide weather protection of a building or structure. Materials shall comply with the provisions of the International Building Code (IBC) and International Residential Code (IRC) as applicable.

B. Building and Structure – Color

It is the intent of these guidelines to establish timelessness in the color schemes incorporated in the overall design of the project relating to the exterior architectural treatments of the design of a building and structure. Color scheme shall be used to enhance the architecture of the project, not to attract to specific feature or element.

Exterior color of building and structure in all zoning classifications shall be limited as follows:

- 1.** Shades of color consisting of a Light Reflective Value (LRV) of fifty (50) percent or greater shall be prohibited.
- 2.** Shades of color consisting of an LRV of ten (10) percent or less shall be prohibited.
- 3.** Primary Color shall have a LRV of fifty (50) percent or less.
- 4.** Secondary Color (Tertiary) shall have an LRV of fifty (50) percent or less. Tertiary colors may be used in comparatively small quantities not exceeding twenty-five (25) percent of the total wall area of any façade or elevation of a building or structure.

5. Building and Structure Color shall include roof materials and colors. Roof materials and colors shall have an LRV of forty (40) percent or less.

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602 COMMERCIAL AND NON-RESIDENTIAL BUILDINGS

A. Exterior Wall Design

- 1.** The facade, sides, and rear elevations shall incorporate materials, finish, color, style, and features compatible with the adjacent buildings on the same block.
- 2.** The front, sides, and rear facades of buildings shall have glass, brick, and/or stone finish. Stucco/EIFS, textured concrete masonry, and/or fiber-cement board siding finish shall be allowed, not to exceed thirty (30) percent of any façade elevation. Architectural precast concrete and architectural non-ribbed metal panels with concealed fasteners may be permitted.
- 3.** The facade, sides, and rear elevations of buildings two (2) stories or less, which are not adjacent to residentially zoned property, shall have glass, architectural precast concrete, brick and/or stone finish. Non-ribbed composite metal panels with concealed fasteners may be allowed for up to fifty (50) percent of the façade finish. Stucco/EIFS finish shall be allowed as a minor accent for components such as trim, linear design features, and/or porch gables.
- 4.** The rear of buildings (not directly visible to streets) shall be brick, stone, stucco/EIFS finish, textured concrete masonry, architectural precast concrete, and/or fiber cement board siding finish.
- 5.** Buildings in zoning districts that allow industrial classified buildings with industrial factory occupancies may have precast concrete or tilt-up concrete panels with textured coating finish. Concrete panels shall have a design pattern of architectural reveals and/or insets. The building facades shall incorporate a minimum of two colors.
- 6.** Multi-tenant retail (mercantile) buildings and shopping centers shall incorporate distinct architectural entry identity for individual tenant suites exceeding 10,000 square feet of gross floor area, such as towers, portico, gables, or offset façade with change of materials.
- 7.** Exposed neon or other types of color accent lighting shall be prohibited. Neon light graphic features or signage located on interior walls or bulkheads shall be located a minimum of eight (8) feet behind the exterior glass façade.
- 8.** Ornamental wall-mounted sconce lights located on the building elevation adjacent to an entrance must be of non-clear translucent panels with low

wattage (not to exceed thirty (30) watts) light source and the light/wall location must be at least thirty (30) feet from the property line.

- 9.** Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have finish, which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.
- 10.** Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finish which is consistent with the finish materials of the building façade or provide vegetative landscape screening immediately around the units.
- 11.** Portable buildings shall be prohibited.

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603 COMMUNITY MIXED-USE BUILDINGS

Mixed-Use developments shall be designed in accordance with the rules and regulations governing this Article which requires that all requests for development and building permits located within the city limits contained in this Article shall meet all of 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.

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604 LIVE-WORK UNITS – STOREFRONT DESIGN

The intent of Live-Work units is to preserve the historical character of existing commercial buildings or structures located in the Downtown Entertainment District. Live-Work units are permitted in the BGC Central General Business District as a use-by-right and CMU Community Mixed Use District.

Live-Work Units shall consist of a storefront design constructed with components consisting of awnings, bulkheads, canopies, display windows, indirect illumination, kick plates, knee walls, signage, transom sash and upper floor windows.

The following exterior architectural design standards shall be considered the minimum requirements for all Live-Work Units proposed for construction, unless otherwise indicated in the specific zoning classification or conditions of zoning:

A. Building Height

Building height shall be limited to three (3) stories or thirty-five (35) feet.

B. Components

Live-Work Units shall include the following components:

- 1.** Expression Line/Cornice/Sign board separating non-residential use (first or main floor) from residential use (upper floors).
- 2.** Masonry Pier or column (capital and base).
- 3.** Transom Window
- 4.** Display Windows intended to create storefront transparency. Seventy (70) percent is ideal.
- 5.** Paneled Bulkhead Base or Window Base shall be a minimum of twenty-four (24) inches or two (2) feet in height.
- 6.** Recessed Entry Door

C. Doors and Windows

Thirty-three (33) percent of the square footage of the wall area of each façade, side and rear elevation shall consist of doors, louvers skylights windows or other approved openings providing light and ventilation to outdoor air, excluding garage doors.

1. Doors

- a.* All casing (trim work) shall have mitered corners.
- b.* All exterior entryways shall include casing consisting of entablature (i.e., cornice, frieze, architrave) and pilasters (capital, base).

2. Windows

- a.* All casing (trim work) shall have mitered corners.
- b.* All exterior windows shall include casing consisting of entablature (i.e., cornice, frieze, architrave) and pilasters (capital, base).
- c.* All windows shall be double hung.
- d.* All window frames shall be recessed a minimum of two inches from the exterior façade.

D. Elevations – Rear and Side

The remaining balance the Live-Work Units opposite a public right-of-way shall include components of the following:

- 1.** Solid surfaces or masonry walls (e.g., brick, granite, marble).
- 2.** Lap Siding (Horizontal).
- 3.** Board and Batten (Vertical).

E. Façade

- 1.** Live-Work Units (first or main floor) shall consist of a high ratio of void (windows) to solid (wall) areas. Storefront Design shall be predominantly comprised of transparent surfaces (display windows) to foster pedestrian activity and accommodate retail-merchandising needs.
- 2.** Building façades Live-Work Units shall be adjacent to a public right-of-way.
- 3.** Building facades shall be arranged in a staggered pattern, incorporating varying building colors and materials into the overall design.
- 4.** Thirty-three (33) percent of the square footage of a wall area of a first or main floor adjacent to a public right-of-way shall be constructed with transparent surfaces (i.e., doors, louvers skylights windows or other approved openings providing light and ventilation to outdoor air).
- 5.** Sixty-seven (67) percent of the square footage of a wall area of an upper floor adjacent to a public right-of-way shall be constructed with solid surfaces or masonry walls (e.g., brick, granite, marble).

6. Brick color shall be reflective of the existing materials used in the local region (e.g., city, neighborhood, subdivision).
7. Coursing shall be horizontal (common or running).

Note: Exceptions to the rule shall include provisions of IBC Chapter 12 Interior Environment governing the lighting, rodent proofing, room dimensions, sound transmission, surrounding materials, temperature control, ventilation associated with the interior space of a building.

F. Garages (as applicable)

1. Garages shall be located in a rear yard area accessed via a private utility easement or via a single curb cut extended from a public right-of-way.
2. Garages shall be accessed via a forty (40) foot private utility easement (alley).
3. Garage doors shall not be visible from a public right-of-way.
4. Detached Garages associated with a Live-Work unit shall be located in a rear yard area.

G. Limitations

1. Live- Work Units shall be limited to the following:
2. The Live-Work Unit shall not be greater than 3,000 square feet in area.
3. The nonresidential area is permitted to be not more than fifty (50) percent of the area of each Live-Work Unit.
4. The nonresidential area function shall be limited to the first or main floor only of the Live-Work Unit.
5. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

H. Means of Egress

Except as modified by [International Building Code \(IBC\), Chapter 4](#), the means of egress components for a Live-Work Unit shall be designed in accordance with [IBC Chapter 10](#) for the function served.

I. Mechanical Equipment

Mechanical equipment located on a rooftop shall be concealed from view from a public right-of-way by an enclosed parapet a minimum of forty-two (42) inches height. Additional height may be necessary to properly conceal its view from a public right-of-way.

J. Occupancy

Live-Work Units shall be classified as a Group R-2 occupancy. Separation requirements found in IBC Sections 420 and 508 shall not apply within the Live-Work Unit where the Live-Work Unit is in compliance with IBC Section 419. Either nonresidential uses that would otherwise be classified as a Group H (High-Hazard) or S (Storage) occupancy shall not be permitted in a Live-Work Unit.

K. Outdoor Livable Space

1. Facades adjacent to a public right-of-way shall consist of a cantilevered balcony with security railing and inward opening Double French Doors on each additional story above street level.
2. Balconies shall provide thirty-two (32) square feet of outdoor living space.
3. Balconies may encroach into any front, rear or side yard setback a maximum depth of five (5) feet.
4. Balconies shall be a minimum of twelve (12) feet above the Finished Floor Elevation
5. Occupied roofs, such as gardens, terraces, decks, and balconies are encouraged.

L. Parking and Loading Spaces

Live-Work within the Downtown Entertainment District unable to meet the minimum parking requirements shall be required abide by the rules and regulations regulating the Downtown Parking program ([see Article 5 Parking](#)).

605 MULTIFAMILY RESIDENTIAL BUILDINGS

Multifamily Residential developments shall be designed in accordance with the rules and regulations governing the Multifamily Residential District zoning classifications.

Double-Loaded Corridor

A multifamily dwelling unit constructed in a group of twelve (12) attached units or more, including single-level units located in a multistory building. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units as define in [Article 10 Definitions, Dwelling – Multifamily Residential](#).

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606 ONE-FAMILY, TOWNHOUSE-FAMILY, AND TWO-FAMILY BUILDINGS

The following exterior architectural design standards shall be considered the minimum requirements for all single-family attached and detached units proposed for construction, unless otherwise indicated in the specific zoning classification or conditions of zoning:

A. Building Height

Building Height shall be limited to three stories or 35 feet.

B. Building Setbacks

One-Family, Townhouse-Family, and Two-Family dwelling units shall be designed in accordance with the rules and regulations governing the specific zoning classification.

1. Chimney Design

- a.** Chimneys shall begin at-grade and constructed with brick or stone.
- b.** Chimneys shall not extend into any front, rear or side yard setback.

2. Deck

- a.** Rear elevations shall consist of a cantilevered deck providing one-hundred-ninety (190) square feet of outdoor living space.
- b.** Decks shall be accessed internally with inward opening Double French Doors on each unit.
- c.** Decks may not encroach into any front, rear or side yard setback unless approved by the Board of Appeals.

3. Doors

- a.** Thirty-three (33) percent of the wall area (square footage) of each façade and each side or rear elevation shall consist of doors, louvers skylights windows or other approved openings providing light and ventilation to outdoor air, excluding garage doors.
- b.** All casing (trim work) shall have mitered corners.
 - i.** Exterior front entryways shall consist of one of the following doors.
 - ii.** Solid wood door with transom window (horizontal).
 - iii.** Solid wood door with transom window (semi-circle).

- iv.* Solid wood door with transom window (horizontal or semi-circle) and sidelights (vertical).
- c.* All exterior entryways shall include casing consisting of entablature (i.e., cornice, frieze, architrave) and pilasters (capital, base).

4. Façade

- a.* Forty-five (45) percent of the façade shall consist of masonry walls constructed with brick or stone.
- b.* Brick and stone color shall be reflective of the existing materials used in the local region (i.e., city, development, neighborhood, subdivision, etc.).
- c.* Coursing shall be horizontal (common or running).

5. Façade Accents

- a.* Twenty-two (22) percent of the remaining balance of the façade may include accents of the following materials:
- b.* Lap Siding (Horizontal) - Accent only.
- c.* Board and Batten (Vertical) - Accent only
- d.* Wood shake- Accent only.

6. Elevations

The remaining balance of each elevation shall include components of the following:

- a.* Lap Siding (Horizontal).
- b.* Board and Batten (Vertical).
- c.* Wood shake.

7. Exterior Trim Work

- a.* Exterior Trim Work shall consist of the following:
- b.* Corner pilaster with decorative capital and base.
- c.* Mitered corner board or post.
- d.* All trim work shall have mitered corners.

8. Foundation

- a.** Foundations shall consist of a brick or stone water table measuring at a minimum height of thirty-six (36) inches or three (3) feet.
- b.** Water tables shall be aligned with wall framing and topped with a skirt board, drip cap.

9. Garage

a. One-Family Residential

- i.** All One-Family dwelling units shall provide a double-car garage with a minimum garage door width of sixteen (16) feet.
- ii.** Two (2) external off-street parking spaces (9 ft. x 20 ft. each) shall be required for each unit. Tandem style parking shall be prohibited.
- iii.** Each lot on which a dwelling is constructed shall have provide two-car garage as a minimum requirement.
- iv.** Garages shall not be converted into heated interior space without being replaced with another two-car garage.

b. Townhouse-Family and Two-Family Residential

- i.** Garages shall be located in a rear yard area accessed via a private utility easement or via a single curb cut extended from a public right-of-way.
- ii.** Garages shall be accessed via a forty (40) foot private utility easement (alley).
- iii.** Garage doors shall not be visible from a public right-of-way.
- iv.** Detached Garages associated with a Live-Work or Townhouse unit shall be located in a rear yard area.

10. Porch - One-Family Residential

- a.** A porch shall be installed on the façade of each dwelling unit facing a Public Right-of-Way or Private Street (as applicable).
- b.** Porches shall be a minimum of twelve (12) feet in width or thirty-three (33) percent the width of the front facade, whichever is greater. Said porch shall have a roof, balustrades, columns, and steps.
- c.** Porches shall have a minimum depth of eight (8) feet and a minimum area of one hundred (100) square feet.

- d.* Porch Columns, excluding railings or pickets, shall have a minimum width of eight inches.
- e.* All exterior steps adjacent to a public right-of-way shall include enclosed risers and ends.
- f.* Porches adjacent to a public right-of-way or private utility easement shall not be enclosed with screen wire or glass.
- g.* Entry lighting for porches shall be installed ten (10) feet above the threshold of the primary entryway to the dwelling unit.

11. Roof Design

a. One-Family Residential

- i.* Flat roofs shall be prohibited.
- ii.* Eaves shall extend a minimum of eighteen inches beyond exterior building walls and consist of a decorative cornice.
- iii.* Roofing material must be architectural style shingles.
- iv.* Standing Seam Metal roofing may be permitted if approved by the Director of the Planning and Development Department ([See Section 601.B. Building and Structures – Color](#)).

b. Townhouse-Family and Two-Family Residential

- i.* Each row of buildings shall consist of a minimum of two alternating roof types (i.e., boxed, dormer, flat, hip, or open).
- ii.* Eaves shall extend a minimum of eighteen inches beyond exterior building walls and consist of a decorative cornice.
- iii.* Roofing material must be architectural style shingles.
- iv.* Standing Seam Metal roofing may be permitted if approved by the Director of the Planning and Development Department ([See Section 601.B. Building and Structures – Color](#)).

12. Stoop – Townhouse-Family and Two-Family Residential

- a.* A stoop shall be installed on the façade of each dwelling unit facing a public right-of-way or private access or utility easement.

- b.** Stoops shall be a minimum of six (6) feet in width or thirty-three (33) percent the width of the front facade, whichever is greater. Said stoop shall be constructed with brick or stone only.
- c.** Stoops shall be recessed and have a minimum depth of four (4) feet and a minimum area of twenty-four (24) square feet.
- d.** All exterior steps adjacent to a public right-of-way shall be constructed with brick or stone only.
- e.** Entry lighting for a stoop shall be installed ten (10) feet above the Finished Floor Elevation.

13. Window - One-Family, Townhouse-Family, and Two-Family Residential

Thirty-three (33) percent of the wall area (square footage) of each façade and each side or rear elevation shall consist of doors, louvers skylights windows or other approved openings providing light and ventilation to outdoor air, excluding garage doors.

- a.** All casing (trim work) shall have mitered corners.
- b.** All exterior windows shall include casing consisting of entablature (i.e., cornice, frieze, architrave) and pilasters (capital, base).
- c.** All windows shall be double hung.
- d.** All window frames shall be recessed a minimum of two inches from the exterior façade.
- e.** All doors and windows that operate as horizontal slides shall be prohibited.
- f.** Bay windows (i.e., box, canted, oriel, circle, etc.) or enclosed cantilevered extension may include exterior wall finishes of board and batten or lap siding.

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

Mayor David R. Still

Attest: _____
City Clerk

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