

RZR2023-00020_P&D RECOMMENDED CONDITIONS_09132023

Approval of an RS-60 (Single-Family Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. One-family detached dwelling unit, Live/Work Unit, accessory structure.
2. To satisfy the following site development considerations:
 - A. The new construction, building design, architectural materials and color selection of a one-family detached dwelling unit shall be subject to the minimum requirements of the City of Lawrenceville, Zoning Ordinance, Article 6 Architectural and Design Standards. All submittals shall be subject to the review and approval of the Director of Planning and Development, or designee, prior to the issuance of a Building Permit.
 - i. The new construction of a one-family detached dwelling unit shall be subject to the following dimensional standards:

Principal Structure		
<i>Minimum Lot Area (sq. ft.)</i>	<i>Maximum Impervious Surface (sq. ft.)</i>	<i>Minimum Lot Width (ea.)</i>
5,228 sq. ft.	2,614 sq. ft.	50 feet

Principal Structure					
<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)

- ii.* The new construction of a one-family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table.
 - iii.* The new construction of a one-family detached dwelling unit shall have an attached two-car garage with carriage-style garage doors. The garage shall be located in the Rear Yard Area.
 - iv.* The new construction of a one-family detached dwelling unit shall consist of a driveway constructed of an approved hard surface.
- B.** The new construction, building design, architectural materials and color selection of a detached accessory structure shall be subject to the minimum requirements of the City of Lawrenceville, Zoning Ordinance, Article 6 Architectural and Design Standards. All submittals shall be subject to the review and approval of the Director of Planning and Development, or designee, prior to the issuance of a Building Permit.
- i.* The new construction of an accessory structure shall be prohibited within the Front Yard Area.
 - ii.* The new construction of an accessory structure shall be subject to the following dimensional standards:

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>
<i>One Per Lot</i>	<i>18 feet</i>	<i>Prohibited</i>	<i>5 feet</i>	<i>5 feet</i>	<i>400 sq. ft.</i>

- iii.* The new construction of a detached accessory structure intended to be used as a garage shall have carriage-style garage doors. The Carriage-style garage doors shall face an adjacent Side Yard Area property line.

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- C.** Provide and maintain a five (5) foot concrete sidewalk adjacent to public right-of-way(s).
 - D.** Natural vegetation shall remain on the property until the issuance of a building permit or development permit, as applicable.
 - E.** Any utility relocations shall be the responsibility of the developer.
- 2.** The following variances are granted:
- A.** Variances to allow the rehabilitation of the existing structure or new construction, subject to the following:

 - i.** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the forty (40) percent reduction of the Minimum Development Size Requirement from ten (10) acres.
 - ii.** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows the fifty-seven (57) percent reduction of the Minimum Front Yard Setback from thirty-five (35) feet to fifteen (15) feet.
 - iii.** A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the fifty (50) percent reduction of the Minimum Rear Yard Setback from twenty (20) feet to ten (10) feet.
 - iv.** A variance from the Zoning Ordinance, Article 1, Section 103.2, Use Table and related supplemental regulations of Article 2, Section 200.3 Supplemental Use Standards Subsection 200.3.47 Live/Work allows a Live/Work Unit as an Accessory Use at the subject property. The final design shall be subject to the review and approval of the Director of Planning and Development.