

ORDINANCE ZON-ORD-2026-XX

AN ORDINANCE TO AMEND THE CITY OF LAWRENCEVILLE ORDINANCE (2020) (ADOPTED MAY 2020 AS AMENDED), BY AMENDING ARTICLE 1, DISTRICTS, RELATED TO SECTION 102.7 RM-8 TOWNHOUSE RESIDENTIAL DISTRICT, SUBSECTION B. LOT DEVELOPMENT STANDARDS, MINIMUM LOT AREA.

The City Council of the City of Lawrenceville, Georgia hereby ordains that the City of Lawrenceville Zoning Ordinance 2020 (a/k/a/ Zoning Ordinance for the City of Lawrenceville, Georgia) (hereinafter “Zoning Ordinance”) shall be amended as follows:

Section 1.

Article 1, Districts, Section 102.7, RM-8 Townhouse Residential District, Table 102.7 B.1., Lot Development Standards, is hereby amended by deleting the existing Minimum Lot Area standard in its entirety and replacing it with a new Minimum ~~ProjectLot~~ Area standard, as set forth herein and incorporated into this Ordinance by reference.

A. Purpose

The RM-8 Townhouse Residential District is designed to provide for townhome development that will be compatible when located near and among lower- and moderate-density types of developments.

Property in the RM-8 Townhouse Residential District shall be developed in accordance with the Minimum ~~ProjectLot~~ Area requirement and the applicable site related provisions of the City of Lawrenceville Development Regulations.

B. Project Dimensional Standards

Table 102.7 B.1. Project Dimensional Standards

<u>Minimum Project Area</u>	<u>Maximum Gross Density</u>	<u>Minimum Common Area</u>
<u>4 acres</u>	<u>8 Units Per Acre (UPA)</u>	<u>15 percent*</u>
<u>Excluding 50% of the 100-year floodplain and wetlands areas.</u>		

1. RM-8 Townhouse Residential District.

The Minimum Project Area requirement for the RM-8 Townhouse Residential District is 4.0 acres.

Any future modification to the RM-8 Minimum Project Area shall require a Text

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Amendment to the Zoning Ordinance, adopted through the standard legislative process.

2. (RM-12) General Residence District, 3,600 Sq. Ft. District (Legacy Property).

A Variance request may be submitted only if:

- a. The 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
- b. The property does not meet the currently applicable Minimum Project Area requirement.

3. City Council Approval Required.

Any request to reduce the Minimum Project Area under subsection (2) shall require approval by the City Council.

No reduction of Minimum Project Area for RM-12 legacy properties shall be effective unless and until approved by the City Council through the established Council-approved variance process.

B.C. Lot Development Standards

Table 102.7 C.B.1. Lot Development Standards

Minimum Lot Area Minimum Unit Width	Minimum Front Yard Building Setback ¹	Minimum Side Yard Building Setback	Minimum Rear Yard Building Setback ¹
1,800 square feet 20 feet	25 feet	0 feet (attached)	20 feet

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Table 102.7 C.2. Lot Development Standards

Maximum Lot Coverage & Impervious Surface	Maximum Building Height
<u>MS4 and Development Regulation requirements shall apply.</u>	<u>35 feet</u>

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	Maximum Lot Coverage	
	40-percent	

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- **Minimum Building Setback** - 40 feet if located along a property boundary adjoining a Local Street, Minor Collector, Major Collector, Minor Arterial, Major Arterial, or Freeway roadway that is external to and not part of the internal street network of the development.

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- **Minimum Side Yard Building Setback** – 20 feet if located along a property boundary adjoining a Local Public or Private Street that is internal to the street network of the development and not part of the existing external street network of public roadways.

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- Duplexes shall be prohibited.

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Table 102.7 B.33. Lot Development Standards

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*

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Table 102.7 B.44. Lot Development Standards

Minimum Dwelling Unit width	
<u>Rear Entry - Double-car garage</u>	20 <u>feet</u> .
<u>Front Entry - Double Car Garage</u>	<u>24 feet</u>

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* Front-entry garages require a Special Use Permit (SUP) per Section F.8.

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- * 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.

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As part of the planning process for the development of a townhome 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.

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 renew every 20 years unless 51% of the persons 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.

Restrictive Covenant shall include the following:

Development amenities must include passive recreation spaces like commons or parks. These areas should have features such as benches, tables, and grills to encourage their use. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.

D.E. Architectural Standards

Subject to review and approval by the Director of Planning and Development.

- a. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip, or flat roof lines.
- b. Front, side, and rear facades shall be finished with primarily brick or stone on each elevation.
- c. Elevations shall be staggered with alternating exterior treatments

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such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.

d. Provide a unique architectural entrance with door surround.

e. Incorporate changes in building material texture and color.

f. Provide elements such as shutters and roof eave brackets.

g. Refer to Article 6, Architectural and Design Standards, for types of materials allowed in the district.

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See figures for examples:

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Rear Entry



Front Entry



E.F. Development Standards:

The following minimum requirements shall be applied to the property:

- a.1. All vehicles shall be parked on a subdivision lot on an approved hard surface.
- b.2. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.
- c.3. A minimum of three and a maximum of eight units shall be allowed in each row of townhouses.
- d.4. Private Drive shall be installed with the following dimensions:
 - i.a. Street width shall be 24 feet. Two-foot curb and gutter required (dimensions are back to back of curbs).
 - ii.b. A 5-foot sidewalk is required and shall be 2 feet off the back of the curb.
- e.5. All utilities shall be underground and shall be located within the required right-of-way.
- f.6. All townhouses must be rear entry; driveways shall have no access to exterior streets.
- g.7. Rear entry units shall abide by the following rules and regulations:
 - i.a. Rear entry units garages shall 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.

~~ii.b.~~ Driveway must provide two external parking spaces (9 ft. x 20 ft. each)

~~iii.c.~~ The rear elevation of Rear Entry Units shall be setback 27 feet from the required 24-foot Private Drive.

~~h.8.~~ Front entry units shall require the approval of an associated Special Use Permit. If approved, shall abide by the following rules and regulations:

~~i.a.~~ Front entry unit garages shall 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.

~~ii.b.~~ The front façade of Front Entry Units shall be setback 27 feet from required 24-foot Private Drive.

~~iii.c.~~ Driveway must provide two external parking spaces (9 ft. x 20 ft. each).

~~i.9.~~ Each townhome residence shall have a two-car garage as a minimum requirement.

~~j.10.~~ No plumbing or heating vents shall be placed on the front side roof of any structure in this district.

~~k.11.~~ Building fronts shall be staggered to provide architectural relief.

~~l.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.

~~m.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.

~~n.14.~~ No driveway shall have access to exterior streets.

~~o.15.~~ Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.

~~p.16.~~ Dumpsters and recycle bins shall be screened from all units and not visible from right-of-way.

~~F.G.~~ Utility Restrictions

~~a.1.~~ All utilities shall be located underground.

~~2.~~ All utilities meters shall be located along a side or rear elevation.

~~b.3.~~ All new townhouse-family dwellings shall be constructed with EV-ready infrastructure. Each dwelling shall include a dedicated 240-volt, 50-amp branch circuit terminating in a NEMA 14-50 receptacle located within the garage, installed in accordance with all applicable electrical codes. The circuit shall be placed on an individual breaker and sized to support future Level-2 electric vehicle charging equipment.

~~G.H.~~ Green/Common Space:

~~a-1.~~ Every development shall be required to construct an area of public green space within the confines of the development.

~~b-2.~~ At least 15% of the ~~net~~-project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.

~~e-3.~~ Depending on the scale of the development, the common area shall include at least one ~~centrally/veniently~~ located public gathering area or activity center, with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.

~~d-4.~~ 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.

~~i-a.~~ The minimum size for a public green, park or square 3,000 square feet

~~ii-b.~~ Provide a mix of undisturbed natural plantings and/or formal plantings

~~iii-c.~~ Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.

~~iv-d.~~ Install outdoor lighting.

~~H-1.~~ Zoning Exhibit

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

~~a-1.~~ A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

~~b-2.~~ A plan showing applicable details, to include lots, streets and right-of-ways, 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.

~~e-3.~~ Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.

~~e-4.~~ Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.

~~e-5.~~ Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Article 6, Architectural and Design Standards.

~~f-6.~~ Conceptual Signage Plan.

Section 2.

Except as specifically amended as set forth above, all other provisions of the City of Lawrenceville Zoning Ordinance (2020) shall remain in full force and affect.

Section 3.

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 4.

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5.

This ordinance shall become effective upon its adoption by the City Council.

IT IS SO ORDAINED this XX^{xx} day of MONTH, 2026

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk