

# CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT

## LOCAL CODE AMENDMENT FORM (For Local Government Use Only)

Item #: 1	(For P&D use only)	Page:	1	of	9	
Local Government:	City of Lawrenceville	Date:	Friday, September 20, 2024			
Official's Name and Title:	Todd Hargrave, Director Planning and Development Department	Address:	70 South Clayton Street Lawrenceville, Georgia 30046			
Email:	<a href="mailto:thargrave@lawrencevillega.org">thargrave@lawrencevillega.org</a>	Phone:	678.407.6563			
Title of Code Book:	City of Lawrenceville, Zoning Ordinance, Fifth Edition	Code Section:	Article 1 Districts, Sec. 102.5 RS- 50 INF – One-Family Infill Residential District			
CHECK ONE:	<input type="checkbox"/>	Revise section to read as follows:	<input checked="" type="checkbox"/>	Add new section and renumber remaining sections in consecutive as follows:		
	<input type="checkbox"/>	Delete section and substitute the following:	<input type="checkbox"/>	Delete without substitution:		
<del>LINE THROUGH MATERIAL TO BE DELETED:</del>			<u>UNDERLINE MATERIAL TO BE ADDED</u>			

Code section with strike through and underline:

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 dwellings and dwelling units within the boundaries of the Infill District map.

B. Site Development Standards

Property in the RS-50 INF zoning classification 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. Minimum Site Area

The Minimum Site Area shall be one-quarter acre (1/4 ac.). The minimum site area shall not be altered by a Variance.

2. Density

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

3. Off-Street Parking

Off-street parking for Passenger Car, SUV, Truck, or Van shall be provided and designed in accordance with the Zoning Ordinance, Article 5 Parking. Off-street parking calculations shall be based on use and/or occupancy.

a. Off-Street Parking may be provided utilizing Option 1. or Option 2.:

Option 1. Off-Street Attached Garage

Off-Street Attached Garages shall be constructed with a two-car garage..

Off-street attached garages shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

Option 2. Off-Street Parking Lot

Off-Street parking lots shall be constructed providing a minimum of two and one-half (2 1/2) parking spaces per dwelling unit. Subject to the review and approval of the Director of the Planning and Development Department.

Off-street parking lots shall be located internal to the development and obstructed from view of an adjacent public right-of-way.

b. Off-Site Parking

Where a property is unable to meet the minimum requirements set forth in Subsection B.3.a., the applicant for such use must provide to the Department of Planning and Development proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City through entry into the Downtown Parking Credit program.

The minimum number of off-street parking spaces shall not be altered by a Variance.

**4. Sewer Capacity**

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

**5. 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).

**C. Lot Dimensional Standards**

<u>Table 102.5 C.1 - Principal Structure</u>		
<u>Minimum Lot Area (sq. ft.)</u>	<u>Minimum Lot Width (ea.)</u>	<u>Maximum Building Height</u>
<u>4,000 sq. ft.</u>	<u>50 feet</u>	<u>35 feet</u>

<u>Minimum Front Yard Setback</u>	<u>Minimum Rear Yard Setback</u>	<u>Minimum Side Yard Setback</u>	<u>Minimum Heated Floor Area</u>	<u>Minimum Heated Floor Area</u>
<u>15 feet</u>	<u>10 feet</u>	<u>5 feet</u>	<u>1,600 sq. ft. (1 story)</u>	<u>1,800 sq. ft. (2 story)</u>

<u>Table 102.5 C.3 - Accessory Structure</u>				
<u>Maximum Square Footage</u>	<u>Front Yard Setback</u>	<u>Side Yard Setback</u>	<u>Rear Yard Setback</u>	<u>Building Height</u>
<u>400 sq. ft.</u>	<u>Prohibited</u>	<u>5 feet</u>	<u>10 feet</u>	<u>18 feet</u>

**D. Miscellaneous Provisions**

This zoning classification will contain provisions for green space areas for common benefit of the community to be maintained by a homeowner’s association. The zoning district shall be considered through individual rezoning applications where water supply and sewage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares, or state and interstate highways. A complete detailed site plan shall be submitted with each application showing, among other things, open space and recreational amenities. Such application shall also include additional information, such as architectural renderings and restrictive covenant controls to be used by the Planning Commission and the City of Lawrenceville to determine if a proposed project is in the interest of the health, safety, and welfare of the community for which it is proposed.

**E. Mandatory Homeowners Association, Minimum Restrictive Covenant Requirements:**

As part of the planning process for the development of a subdivision, the developer shall propose at the time of the request for development a Homeowners Association to be attached to the development of the 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.

**F. 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 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 one-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

**G. Green Space -**

Every RS-50 INF one-family residential development consisting of more than six (6) buildable lots shall be required to construct an area of public green space within the confines of the development. The minimum green space required shall be 15% of the total acreage of the project excluding 50% of the 100-year flood plain and wetland areas. The green space shall be designed and constructed pursuant to the following regulations:

1. Contiguous green space is encouraged. Green space that is across a right of way shall not be counted towards the required amount.
2. All green space must be at least thirty (30) feet of width to be considered in the calculations.
3. The green space must be commonly owned by all the residents of the subdivision. The developer shall establish a homeowner's association for the purpose of transferring title to the green space at the time development begins on the subdivision.
4. The green space shall be constructed as part of the first phase of development.
5. The green space shall be passive except for walking trails which may be constructed therein. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
6. All green space shall be undisturbed, until after the final plat has been approved and recorded.

***H. Utility Restrictions***

All utilities shall be located underground.

Complete ordinance section containing local amendment:

*102.6 RS-50 INF - ONE-FAMILY INFILL RESIDENTIAL DISTRICT*

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**PLANNING AND DEVELOPMENT DEPARTMENT**

**LOCAL CODE AMENDMENT FORM  
INSTRUCTION SHEET**

1. Please use a separate form for each proposed local code amendment.
2. "Sheet 1 of       " indicates the number of sheets for each individual proposed code amendment, not the number of sheets for all the amendments submitted. If all of the amendment or ordinance section will not fit in the space provided on form, please submit remaining parts on additional sheet.
3. Identify the code and code section that is the subject of the proposed local amendment.
4. The local government official's name, address, telephone, fax and email address must be filled out completely.
5. Be sure to indicate the type of recommended action in the space referred to as "Check One".
6. If the proposed amendment revises the language of the code section, deletes the entire code section, or deletes the entire code section and offers substitute language, include the language of the present code section and line through the language to be deleted and underline the language of the proposed amendment..
7. All proposed local code amendments must be typed and completed in full and the original submitted to the Director of Planning and Development for review and approval. An incomplete form will be sent back to the proponent for completion.