

ARTICLE III

PROVISION FOR OFFICIAL ZONING MAP

ESTABLISHMENT OF DISTRICTS

Section 3.1 OFFICIAL ZONING MAP

There is hereby established a new comprehensive zoning plan for the City of Lawrenceville, Georgia, which plan is set forth in the text, map and descriptions which constitute this Ordinance.

The City of Lawrenceville is hereby divided into zoning districts, as shown on the Official Zoning Map which is hereby adopted by reference and declared to be a part of this Ordinance.

The Official Zoning Map shall be maintained in the offices of the Planning Department of the City of Lawrenceville. The custodian of that record will be the Director of Planning & Zoning. The Official Zoning Map shall contain graphic printouts of the maps as contained on file with the City's GIS computer. The Official Zoning Map can be identified by a cover sheet which contains the following certification: **"This is to certify that this is the Official Zoning Map referred to in the Lawrenceville Zoning Ordinance."** The cover sheet on the Official Zoning Map shall contain the signature of the Mayor, attested to by the City Clerk, and shall bear the seal of the City of Lawrenceville. The Official Zoning Map may contain multiple pages with a single cover certification as required by this paragraph. Unless amended as provided below, the Official Zoning Map and the GIS computer shall not be modified.

Section 3.2 AMENDMENT TO MAPS

If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered by the filing of an amendment at the back of the Official Zoning Map promptly after the amendment has been approved by the City Council, with an entry in the minutes of such Council meeting as follows: **"On \_\_\_\_\_, \_\_\_\_\_, by official action of the City Council, the following (change) changes (was) were made to the Official Zoning Map: (brief description of the nature of change or changes),"** which entry shall be signed by the Mayor and attested by the Clerk using the form attached to this Zoning Ordinance as Attachment 1. No amendment to this Ordinance is official until the Mayor and City Clerk attest to the amendment by execution of an Attachment 1 and that attachment is included as an amendment to the Official Zoning Map of the City of Lawrenceville as set forth above.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the Zoning Administrator shall be the final authority as to current zoning status of the city.

Section 3.3     REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the seal of the City under the following words: **"This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted the date of \_\_\_\_\_, \_\_\_\_\_, as part of the Lawrenceville Zoning Ordinance." The current Official Zoning Map is attached hereto as Attachment 1.1.**

Unless the previous Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant remaining parts thereof, shall be preserved, together with all available records pertaining to its adoption or amendment.

Section 3.4     RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the centerline of streets, highways, alleys, railroads, streams or other bodies of water shall be construed as following such centerlines.
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (3) Boundaries indicated as approximately following corporate limits shall be construed as following such corporate lines.
- (4) Boundaries indicated as parallel to or extensions of features indicated in Subsections 1 through 3 above shall also be construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- (5) Where district boundaries are in doubt, the Planning Administrator shall make such interpretation using the appropriate scale from the

Official Zoning Map or from the official tax maps of the municipality. Appeals of the Administrator's interpretation may be made to the Planning Commission.

Section 3.5 DISTRICTS LISTED

Symbols, titles, and a brief description of each of the zoning districts established by this Ordinance are as follows:

- AR: Agricultural/Residential District: Provides an environment where limited agricultural endeavor can operate compatibly with a greater density of population than normally found in farming areas.
- RS-180: Single-Family Residence: 18,000 Square Foot District. Provides for low density residential uses.
- RS-150: Single-Family Residence: 15,000 Square Foot District. Provides for medium-low density residential uses.
- RS-60: Single-Family Residence: 7,500 Square Foot District. Provides for medium density residential uses.
- RM: Multiple-Family Residence: 3,600 Square Foot District. Provides for multiple dwellings of higher density in locales where this type of residential development is deemed compatible.
- M: Modified Residential: An appended zoning district designation providing for mobile home parks at suitable locations.
- RM-HR: A residential district exclusively for high rise apartment developments for the retired or elderly and accessory uses with density determined by the ratio of open space to floor and lot area, but not to exceed twenty (20) units per acre.
- ON: Office/Neighborhood District: Provides for the transition from residential to offices without changing the character of the neighborhood.
- O-I: Office/Institutional District: Provides for limited commercial development at suitable locations for office and institutional uses.
- BN: Neighborhood Business District: To provide for a very limited commercial area serving the common and frequent needs of the residents of the immediate vicinity.

- BG: General Business District: To provide for a wide range of retail and service establishments.
- BGC: Central General Business District: To provide a general business district which will take into account the special characteristics of the central business district, including the orientation to pedestrian traffic rather than vehicular traffic.
- HSB: Highway Service Business: Provides for efficient use of commercial land adjacent to highways and interchanges.
- LM: Light Manufacturing: Provides for most heavy commercial and light industrial uses which can meet rigid performance standards, but prohibiting residences.
- HM: Heavy Manufacturing: Provides for most heavy industrial uses which can meet rigid performance standards, but prohibiting residences.
- DT: Downtown District: To provide for the regulation of uses and zoning in the Downtown District pursuant to the Downtown Use Table located in Section 7.15 of this code including sub-areas of Parks, Small Lot Single Family, Townhouses, Townhouse/Loft, Live-work A, Live-work B, Civic Courthouse Square and Highway Commercial as shown on the zoning map of Section 7.15 attached as Attachment 4.
- ODZ Overlay District Zoning Requirements: To provide special limits on permitted uses in the Overlay District of the Downtown Development Area as shown on Attachment 2.

### Section 3.6 ANNEXATION

Any land subsequently annexed into the City of Lawrenceville shall be zoned pursuant to the procedure set forth in this Ordinance as provided by the laws of the State of Georgia for Annexation.

### <sup>1</sup> Section 3.7 UNDESIGNATED PROPERTY

Any property that is located within the municipal boundaries of the City of Lawrenceville that is not shown on the zoning map or that has no designation on the zoning map shall be classified as Agricultural/Residential District.

### <sup>1</sup> Section 3.8 USES NOT LISTED

Any person seeking approval of a use not listed in this Ordinance shall make application to the Planning Department. The application shall be placed on the next available City Council agenda. The Mayor and City Council will determine the proper zoning district by classifying the proposed use among the uses listed in this Ordinance.

*<sup>1</sup>Ordinance to Amend the City of Lawrenceville Zoning Ordinance Article III by the addition of Sections 3.7 and 3.8 was adopted on January 7, 2013.*

*<sup>2</sup>Ordinance to Amend the City of Lawrenceville Zoning Ordinance Article III by the revision of Section 3.8 was adopted on April 4, 2014.*