

ARTICLE 11



INACTIVE ZONING DISTRICTS

This article is provided as a reference for projects developed under requirements of the 2005 Zoning Ordinance, and which have been retired with adoption of the 2019 Zoning Ordinance. No new zoning applications will be accepted for the following districts; properties or parcel assemblages governed by these pre-existing zoning classifications may continue to be developed.

Modified General Residence

RM-6 Duplex/Triplex/Quadplex Residential

RM-4 Fee Simple Condominium Residential

RM-HR Multi-Family High Rise Residential

ON Office Neighborhood District

BN Neighborhood Business District

1100.1 (M) MODIFIED GENERAL RESIDENCE

PURPOSE:

This district is designed to provide for the inclusion of mobile home parks and subdivisions as additional uses in residential districts at locations which are suitable for mobile home dwellings.

PRINCIPAL PERMITTED USES:

Any principal permitted use in the primary district to which the (M) Modified Residential District classification is appended when established according to the rules and conditions of the primary district.

Manufactured home parks and manufactured home subdivisions.

PERMITTED ACCESSORY USES:

Any permitted accessory use allowed in the primary district to which the -M Modified Residential District classification is appended when established according to the rules and conditions of the primary district.

Those accessory uses other than those permitted by the primary district regulations, but which are or may in the future, be required for inclusion in mobile home parks or mobile home subdivisions by other Ordinances of the City.

CONDITIONAL USES:

Any conditional use permitted in the primary district to which the (M) Modified Residential District classification is appended when established according to the rules and conditions of the primary district.

SPACE LIMITS:

All space limit provisions of the primary district to which the (M) Modified Residential District classification is appended shall be adhered to.

PROCEDURE:

The (M) Modified Residential District classification shall be considered as a separate and distinct zoning classification and shall be appended to a primary district in the same manner in which zoning map changes are made under the provisions of the statutes of the State of Georgia and of this Ordinance, and shall modify the regulations applying to the specific sites or zoning lots upon which the (M) Modified Residential District classification is designed.

MISCELLANEOUS PROVISIONS:

A manufactured home park shall be treated as one (1) zoning lot, except when uses other than those normally included or required by Ordinance within a manufactured home park are established

within the boundaries of a manufactured home park. In those instances, a separate zoning lot shall be designated for such other uses.

Site Conditions, Planning and Construction

- (1) Site Conditions. Manufactured home parks and/or subdivisions shall be sited on land in accordance with standards of professional civil engineering. Site planning must take into account such conditions as flooding, erosion, and land subsidence. Soil characteristics including soil conditions, groundwater level, drainage, rock formations, and topology must be addressed to insure health and safety of the occupants.
- (2) Site Planning. Planning for the manufacturing home park and/or subdivision should be adapted to individual site conditions and the type of use or uses served, reflect advances in site planning techniques, and be adapted to the trends in the design of the manufactured home itself. Site planning and improvements shall: provide for facilities and amenities appropriate to the needs of the occupants; safe, comfortable, and sanitary use by occupants under all weather conditions; and practical and efficient operation and maintenance of all facilities at reasonable costs. The street and block pattern for the park shall be designed to attain proper sizes and shapes of manufactured home spaces so as to provide desirable areas and to reduce excessive length of street construction without impairing convenient circulation and access.
 - (a) Site Construction. No site construction shall be undertaken and no permits shall be issued until a Preliminary Subdivision Plat that meets the requirements of the Development Regulations of the City of Lawrenceville as well as this zoning ordinance has been given tentative approval.

(3) General Development Requirements

Manufactured home parks and/or subdivisions shall meet the following requirements:

- (a) Site Frontage, Access, and Minimum Width. Properties containing manufactured home parks and/or subdivisions shall have a minimum of two hundred (200) feet of property frontage on a public street, and direct vehicular access to the manufactured home park shall be provided by means of an abutting public street with at least two hundred (200) feet of property frontage. The manufactured home park and/or subdivision shall have a minimum lot width of two hundred (200) feet throughout the entire depth of the developed portion of the property.
- (b) Perimeter Buffer or Landscape Screen. A minimum twenty (20) foot wide buffer, where natural vegetation exists and provides a more or less opaque screen; or, where no natural vegetation forming an opaque screen exists, a minimum twenty (20) foot wide landscape strip with evergreen trees that will grow to a height of at least six (6) feet within three (3) years shall be installed and maintained around the entire perimeter of the development, except for approved access and utility crossings.

- (c) Open Space and Recreational Areas. A minimum of twenty (20) percent of the site area shall be open space and recreational area, including the required perimeter buffer or landscape screen. A minimum of eight (8) percent of the total site area, counted as part of the required twenty (20) percent site area that is open space and recreation area, shall be devoted to one or more active recreation facilities.
- (d) Community Services. As part of the site plan review process, the developer may propose and the City may approve one or more other structures for manufactured home park occupants, such as laundries, storage, garages, and a park leasing or management office. However, any structure that draws its trade from outside the park boundaries is prohibited.
- (e) Interior Access Roads, Addresses, and Signing. The road system within the manufactured home park and/or subdivision shall be designed to meet the requirements of the Gwinnett County Fire Marshal and the traveling public to include the following:
 - (i) All interior roads shall be private but constructed to provide fire apparatus access and paved.
 - (ii) One-way interior roads shall be constructed with a minimum surface width of fourteen (14) feet, and shall be designated "no parking."
 - (iii) Two-way interior roads shall be constructed with a minimum surface width of twenty-four (24) feet, and shall be designated "no parking."
 - (iv) Interior roads shall be clearly marked at each intersection with signs to identify traffic directions and space numbers served by the road.
 - (v) Driveways shall be provided on the site where necessary for convenient access to service entrances of buildings, to delivery and collection points for refuse and other material, and elsewhere as needed.
 - (vi) The entrance road to a manufactured home park and/or subdivision shall have a minimum right-of-way width of sixty (60) feet with a minimum pavement width of twenty-eight (28) feet. The entrance road shall have a turning radius from the highway of at least thirty (30) feet and the entrance road shall extend at least one hundred (100) feet into the park and/or subdivision.
- (f) Guest Parking. In addition to on-site parking, guest parking spaces shall be provided as part of the development, at a ratio of one (1) parking space per each six (6) manufactured home spaces. Guest parking spaces shall be grouped and distributed evenly throughout the manufactured home park.
- (g) Utilities. All manufactured home parks and/or subdivisions, and each manufactured home space within the park, shall be served by approved public

water and public sanitary sewer or community sewerage system, and electricity. All utilities shall be installed underground with above ground connections.

- (h) Drainage. Drainage facilities shall be designed by an engineer and are subject to the approval of the City Engineer as part of the site plan review process.
- (i) Refuse Collection. Each manufactured home park and/or subdivision shall provide refuse collection pads at locations convenient to each manufactured home space.
- (j) Walkways. Sidewalks shall be required along one (1) side of all interior streets and in areas where pedestrian traffic is expected, such as around recreation, management, mailbox groupings if provided, and community services areas.
- (k) Park Rules. The property owner or manager shall submit operating rules and regulations governing the park to the Land Use Officer prior to occupancy.

(4) Requirements for Manufactured Home Spaces

- (a) Design. Each manufactured home space shall be designed and constructed at such elevation, distance, and angle with respect to its access to provide for safe and efficient placement and removal of the manufactured home. Each manufactured home space shall be designed with no more than a five (5) percent gradient and compacted with appropriate material to support maximum anticipated loads during all seasons.
- (b) Width, Depth, and Size of Spaces and Markings. Each manufactured home space shall be at least forty (40) feet wide and seventy-five (75) feet in depth. The minimum area for a manufactured home space shall be three thousand (3,000) square feet. The corners of each manufactured home space shall be clearly marked on the ground by permanent flush stakes, makers, or by other similar means.
- (c) Use of Spaces. No more than one (1) manufactured home shall occupy any individual space. Accessory uses and structures on individual spaces may be permitted, subject to compliance with the development standards provided in this Zoning Ordinance.
- (d) Space Identification Numbers. Manufactured home space numbers at least four (4) inches in height shall identify each space and shall remain readily identifiable while in use.
- (e) Parking. Two (2) on-site paved parking spaces shall be provided on each manufactured home space or immediately off-site.

- (f) Walkways. A walkway at least two (2) feet wide must be provided from each individual space to connect the manufactured home with the common walk or street.
 - (g) Setbacks. No manufactured home shall be located closer than five (5) feet to a manufactured home space boundary, and spaces shall be designed to provide for a minimum of fifteen (15) feet of separation between manufactured homes on abutting spaces.
 - (h) Additions and Accessory Structures. Decks, porches, outdoor storage, or other exterior additions may be constructed or erected on a manufactured home space, subject to the approval of the manufactured home park and/or subdivision management. No such accessory structure shall be located closer than five (5) feet to a manufactured home space boundary. The minimum porch size for each manufactured home shall be one hundred eighty (180) square feet. This total minimum requirement shall be the combination of the square footage of the porch for the front door of the manufactured home and the back door of the manufactured home.
 - (i) Maximum Density. The total number of spaces and total number of manufactured homes within the manufactured home park and/or subdivision shall not exceed eight (8) homes per acre.
- (5) Requirements for Manufactured Homes
- (a) All homes within the manufactured home park and/or subdivision shall be constructed in conformity with all federal and state standards in effect on the date of manufacture.
 - (b) Skirting. All manufactured homes shall be skirted and skirting will be either brick and/or masonry block and mortar or commercial grade skirting. This includes any skirting material which is manufactured solely for that purpose.
 - (c) Anchoring and Underpinning. All manufactured homes shall be anchored with a sufficient number of tiedowns and underpins to ensure the home is secure against movement.
 - (d) Exclusions. Transportable living units not meeting the definition of a “manufactured home” as defined in this ordinance including, but not limited to, travel trailers, truck campers, camping trailers and self propelled motor homes are specifically prohibited in any manufactured home park and/or subdivision.

Existing Manufactured Home Parks And/Or Subdivisions. In addition to providing more comprehensive regulations for future manufactured home parks and/or subdivisions in the City of Lawrenceville, it is the intention of this zoning ordinance to gradually bring existing manufactured home parks and/or subdivisions into compliance with these regulations. Accordingly, once a

Manufactured Home is removed from a Lot, the Lot must then comply with these applicable regulations and standards before another manufactured home is placed on the Lot. All manufactured homes placed on a lot after the date of adoption of this ordinance shall comply with all the terms of this ordinance.

1100.2 (RM-6) GENERAL RESIDENCE DISTRICT

PURPOSE:

This district is designed to provide for low rise, medium density apartment development that will be compatible when located near and among lower and moderate density type of development.

PRINCIPAL PERMITTED USES:

The principal permitted uses common to all residential districts, except attached or detached condominiums, which shall only be constructed in the RM-4-C Condominium District, containing not more than six (6) dwelling units per acre.

Joint Living Residence

PERMITTED ACCESSORY USES:

The permitted accessory uses common to all residential districts.

CONDITIONAL USES:

The conditional uses common to all residential districts, non-profit community buildings and social welfare establishments other than those providing living accommodations.

SPECIAL USE:

Personal Care Homes of six (6) or fewer individuals, exclusive of staff.

SPACE LIMITS:

Minimum lot area: 3600 square feet per dwelling unit, except that residential buildings containing two (2), three (3) or four (4) dwelling units shall have a minimum of 8000 square feet per dwelling unit.

Minimum width of lot: fifty (50) feet

Maximum height of building: thirty-five (35) feet

Minimum front yard: fifty (50) feet

Minimum rear yard: forty (40) feet

Minimum side yard: ten (10) feet

Minimum side yard on street side of corner: fifteen (15) feet

Maximum ground coverage, including accessory buildings: sixty percent (60%)

Minimum size: Apartment – 1000 square feet heated space

ARCHITECTURAL STANDARDS:

Front facades shall be brick.

Front façade shall have a pitched roof.

Front façade first floor windows shall be bay windows.

No utility meters or equipment permitted on the front façade, nor visible if on the roof.

Individual units shall be staggered to provide architectural relief.

Front entrance ways shall have a minimum of a sixty-four (64) square foot deck and shall be covered.

Minimum twenty (20) foot grass and landscaping strip between parking and building.

First floor elevation shall have a minimum height of ten (10) feet.

Trim work for building shall be consistent throughout all sides.

Side and rear facades must have a minimum of first floor brick, unless visible from city right of way then entire elevation must be brick.

Rear of building must have minimum of ten (10) foot by ten (10) foot patio or deck.

DEVELOPMENT STANDARDS:

Six (6) foot high fence required along right-of-way.

Brick columns with a minimum spacing of thirty (30) feet on center required.

Material between columns may be brick, wrought iron, or black aluminum.

Six (6) foot high fencing required along the remaining boundary.

Leyland Cypress required on the internal side of all fencing minimum spacing of ten (10) foot on

center.

Centralized mail kiosk (if provided) shall have a minimum three (3) car stacking lane for every one hundred (100) units served.

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

The grounds must have underground sprinkler system.

Detention pond shall be screened from buildings and the road right-of-way.

UTILITY RESTRICTIONS:

All utilities shall be located underground.

Should any part or portion of this Ordinance be declared invalid for any reason by any competent jurisdiction, such declaration shall not affect the remaining portions of this Ordinance not so declared to be invalid, but all such remaining portions of this Ordinance shall remain in full force and effect as if they were separately adopted.

1100.3 (M) MODIFIED RESIDENTIAL DISTRICT

PURPOSE:

This district is designed to provide for the inclusion of mobile home parks and subdivisions as additional uses in residential districts at locations which are suitable for mobile home dwellings.

PRINCIPAL PERMITTED USES:

Any principal permitted use in the primary district to which the (M) Modified Residential District classification is appended when established according to the rules and conditions of the primary district.

Manufactured home parks and manufactured home subdivisions.

PERMITTED ACCESSORY USES:

Any permitted accessory use allowed in the primary district to which the -M Modified Residential District classification is appended when established according to the rules and conditions of the primary district.

Those accessory uses other than those permitted by the primary district regulations, but which are or may in the future, be required for inclusion in mobile home parks or mobile home subdivisions by other Ordinances of the City.

CONDITIONAL USES:

Any conditional use permitted in the primary district to which the (M) Modified Residential District classification is appended when established according to the rules and conditions of the primary district.

SPACE LIMITS:

All space limit provisions of the primary district to which the (M) Modified Residential District classification is appended shall be adhered to.

PROCEDURE:

The (M) Modified Residential District classification shall be considered as a separate and distinct zoning classification and shall be appended to a primary district in the same manner in which zoning map changes are made under the provisions of the statutes of the State of Georgia and of this Ordinance, and shall modify the regulations applying to the specific sites or zoning lots upon which the (M) Modified Residential District classification is designed.

MISCELLANEOUS PROVISIONS:

A manufactured home park shall be treated as one (1) zoning lot, except when uses other than those normally included or required by Ordinance within a manufactured home park are established within the boundaries of a manufactured home park. In those instances, a separate zoning lot shall be designated for such other uses.

Site Conditions, Planning and Construction

- (3) Site Conditions. Manufactured home parks and/or subdivisions shall be sited on land in accordance with standards of professional civil engineering. Site planning must take into account such conditions as flooding, erosion, and land subsidence. Soil characteristics including soil conditions, groundwater level, drainage, rock formations, and topology must be addressed to insure health and safety of the occupants.
- (4) Site Planning. Planning for the manufacturing home park and/or subdivision should be adapted to individual site conditions and the type of use or uses served,

reflect advances in site planning techniques, and be adapted to the trends in the design of the manufactured home itself. Site planning and improvements shall: provide for facilities and amenities appropriate to the needs of the occupants; safe, comfortable, and sanitary use by occupants under all weather conditions; and practical and efficient operation and maintenance of all facilities at reasonable costs. The street and block pattern for the park shall be designed to attain proper sizes and shapes of manufactured home spaces so as to provide desirable areas and to reduce excessive length of street construction without impairing convenient circulation and access.

- (a) Site Construction. No site construction shall be undertaken and no permits shall be issued until a Preliminary Subdivision Plat that meets the requirements of the Development Regulations of the City of Lawrenceville as well as this zoning ordinance has been given tentative approval.

(6) General Development Requirements

Manufactured home parks and/or subdivisions shall meet the following requirements:

- (a) Site Frontage, Access, and Minimum Width. Properties containing manufactured home parks and/or subdivisions shall have a minimum of two hundred (200) feet of property frontage on a public street, and direct vehicular access to the manufactured home park shall be provided by means of an abutting public street with at least two hundred (200) feet of property frontage. The manufactured home park and/or subdivision shall have a minimum lot width of two hundred (200) feet throughout the entire depth of the developed portion of the property.
- (b) Perimeter Buffer or Landscape Screen. A minimum twenty (20) foot wide buffer, where natural vegetation exists and provides a more or less opaque screen; or, where no natural vegetation forming an opaque screen exists, a minimum twenty (20) foot wide landscape strip with evergreen trees that will grow to a height of at least six (6) feet within three (3) years shall be installed and maintained around the entire perimeter of the development, except for approved access and utility crossings.
- (c) Open Space and Recreational Areas. A minimum of twenty (20) percent of the site area shall be open space and recreational area, including the required perimeter buffer or landscape screen. A minimum of eight (8) percent of the total site area, counted as part of the required twenty (20)

percent site area that is open space and recreation area, shall be devoted to one or more active recreation facilities.

- (d) **Community Services.** As part of the site plan review process, the developer may propose and the City may approve one or more other structures for manufactured home park occupants, such as laundries, storage, garages, and a park leasing or management office. However, any structure that draws its trade from outside the park boundaries is prohibited.
- (e) **Interior Access Roads, Addresses, and Signing.** The road system within the manufactured home park and/or subdivision shall be designed to meet the requirements of the Gwinnett County Fire Marshal and the traveling public to include the following:
 - (j) All interior roads shall be private but constructed to provide fire apparatus access and paved.
 - (ii) One-way interior roads shall be constructed with a minimum surface width of fourteen (14) feet, and shall be designated "no parking."
 - (iii) Two-way interior roads shall be constructed with a minimum surface width of twenty-four (24) feet, and shall be designated "no parking."
 - (iv) Interior roads shall be clearly marked at each intersection with signs to identify traffic directions and space numbers served by the road.
 - (v) Driveways shall be provided on the site where necessary for convenient access to service entrances of buildings, to delivery and collection points for refuse and other material, and elsewhere as needed.
 - (vi) The entrance road to a manufactured home park and/or subdivision shall have a minimum right-of-way width of sixty (60) feet with a minimum pavement width of twenty-eight (28) feet. The entrance road shall have a turning radius from the highway of at least thirty (30) feet and the entrance road shall extend at least one hundred (100) feet into the park and/or subdivision.
- (f) **Guest Parking.** In addition to on-site parking, guest parking spaces shall be provided as part of the development, at a ratio of one (1) parking space per

each six (6) manufactured home spaces. Guest parking spaces shall be grouped and distributed evenly throughout the manufactured home park.

- (g) Utilities. All manufactured home parks and/or subdivisions, and each manufactured home space within the park, shall be served by approved public water and public sanitary sewer or community sewerage system, and electricity. All utilities shall be installed underground with above ground connections.
- (h) Drainage. Drainage facilities shall be designed by an engineer and are subject to the approval of the City Engineer as part of the site plan review process.
- (i) Refuse Collection. Each manufactured home park and/or subdivision shall provide refuse collection pads at locations convenient to each manufactured home space.
- (j) Walkways. Sidewalks shall be required along one (1) side of all interior streets and in areas where pedestrian traffic is expected, such as around recreation, management, mailbox groupings if provided, and community services areas.
- (k) Park Rules. The property owner or manager shall submit operating rules and regulations governing the park to the Land Use Officer prior to occupancy.

(7) Requirements for Manufactured Home Spaces

- (a) Design. Each manufactured home space shall be designed and constructed at such elevation, distance, and angle with respect to its access to provide for safe and efficient placement and removal of the manufactured home. Each manufactured home space shall be designed with no more than a five (5) percent gradient and compacted with appropriate material to support maximum anticipated loads during all seasons.
- (b) Width, Depth, and Size of Spaces and Markings. Each manufactured home space shall be at least forty (40) feet wide and seventy-five (75) feet in depth. The minimum area for a manufactured home space shall be three thousand (3,000) square feet. The corners of each manufactured home space shall be clearly marked on the ground by permanent flush stakes, makers, or by other similar means.

- (c) Use of Spaces. No more than one (1) manufactured home shall occupy any individual space. Accessory uses and structures on individual spaces may be permitted, subject to compliance with the development standards provided in this Zoning Ordinance.
 - (d) Space Identification Numbers. Manufactured home space numbers at least four (4) inches in height shall identify each space and shall remain readily identifiable while in use.
 - (e) Parking. Two (2) on-site paved parking spaces shall be provided on each manufactured home space or immediately off-site.
 - (f) Walkways. A walkway at least two (2) feet wide must be provided from each individual space to connect the manufactured home with the common walk or street.
 - (g) Setbacks. No manufactured home shall be located closer than five (5) feet to a manufactured home space boundary, and spaces shall be designed to provide for a minimum of fifteen (15) feet of separation between manufactured homes on abutting spaces.
 - (h) Additions and Accessory Structures. Decks, porches, outdoor storage, or other exterior additions may be constructed or erected on a manufactured home space, subject to the approval of the manufactured home park and/or subdivision management. No such accessory structure shall be located closer than five (5) feet to a manufactured home space boundary. The minimum porch size for each manufactured home shall be one hundred eighty (180) square feet. This total minimum requirement shall be the combination of the square footage of the porch for the front door of the manufactured home and the back door of the manufactured home.
 - (i) Maximum Density. The total number of spaces and total number of manufactured homes within the manufactured home park and/or subdivision shall not exceed eight (8) homes per acre.
- (8) Requirements for Manufactured Homes
- (a) All homes within the manufactured home park and/or subdivision shall be constructed in conformity with all federal and state standards in effect on the date of manufacture.

- (b) Skirting. All manufactured homes shall be skirted and skirting will be either brick and/or masonry block and mortar or commercial grade skirting. This includes any skirting material which is manufactured solely for that purpose.
- (c) Anchoring and Underpinning. All manufactured homes shall be anchored with a sufficient number of tiedowns and underpins to ensure the home is secure against movement.
- (d) Exclusions. Transportable living units not meeting the definition of a “manufactured home” as defined in this ordinance including, but not limited to, travel trailers, truck campers, camping trailers and self propelled motor homes are specifically prohibited in any manufactured home park and/or subdivision.

Existing Manufactured Home Parks And/Or Subdivisions. In addition to providing more comprehensive regulations for future manufactured home parks and/or subdivisions in the City of Lawrenceville, it is the intention of this zoning ordinance to gradually bring existing manufactured home parks and/or subdivisions into compliance with these regulations. Accordingly, once a Manufactured Home is removed from a Lot, the Lot must then comply with these applicable regulations and standards before another manufactured home is placed on the Lot. All manufactured homes placed on a lot after the date of adoption of this ordinance shall comply with all the terms of this ordinance.

1100.4 RM-4-C FEE SIMPLE CONDOMINIUM RESIDENCE DISTRICT

PURPOSE:

This District is designed to provide for low rise medium density fee simple attached and detached condominium development that will be compatible with moderate density development in close proximity.

PRINCIPAL PERMITTED USES:

Multiple dwellings containing not more than four (4) units per acre of fee simple attached and detached condominiums which are to be deeded to the owners of the individual units; provided, however, that it shall be unlawful for the occupants residing in or for the owner of any single dwelling unit to have more than two unrelated individuals residing therein, nor shall any family as defined in Section 6.2 have, additionally, more than one unrelated individual residing with such family.

CONDITIONAL USES:

Non-profit Community Buildings and Social Welfare establishments other than those providing living accommodations.

SPECIAL USES:

Joint Living Residence. In considering whether to grant or deny an application for a Special Use Permit for a Joint Living Residence, the City Council shall consider the following:

- (1) Whether there are extraordinary or exceptional conditions pertaining to the applications;
- (2) Whether, if granted, a joint living residence would cause a substantial detriment to the public good;
- (3) The number of persons applying to live together in the joint living residence;
- (4) The square footage of bedroom space per occupant in the proposed joint living residence, not including kitchens, dining rooms, living rooms, garages, hallways, bathrooms, or non-heated spaces;
- (5) The number of bathrooms in the proposed joint living residence;
- (6) Whether the proposed joint living residence is served by public water and sewer service;
- (7) The lot size upon which the proposed joint living residence is located; and
- (8) The area of the paved parking area serving the proposed joint living residence and the number of cars to be parked in such area.

DISTRICT DEVELOPMENT REGULATIONS:

Minimum lot area: 3,600 square feet dwelling unit, except that residential buildings containing two (2) or more dwelling units shall have a minimum of 8,000 square feet per dwelling unit.

Minimum width of lot: sixty (60) feet

Maximum height building: thirty-five (35) feet

Minimum front yard: fifty (50) feet

Minimum rear yard: forty (40) feet

Minimum side yard: twenty (20) feet

Minimum side yard on street side of corner: fifteen (15) feet

Maximum ground coverage, including accessory buildings: sixty percent (60%)

Minimum house size: Single family resident – 1600 square feet of heated space

Minimum duplex, triplex or quadraplex condominium: 1200 square feet of heated space per dwelling unit

All condominiums developed in this district shall comply with all of the statutory requirements of state law. A fee of One Thousand Dollars (\$1000.00) shall be paid at the time of filing of the preliminary site plan review to cover the extra legal and administrative costs of reviewing the review of the condominium declaration and related documents by the City. Any areas of common ownership shall be deeded to a condominium association which shall be created in accordance with Georgia law prior to the approval of the final plat. The condominium association shall have responsibility for ownership and maintenance of all common areas of the development.

1100.5 RM-HR - RESIDENTIAL MULTIPLE FAMILY HIGHRISE DISTRICT

PURPOSE:

The RM-HR District is intended specifically for the use of multi-family dwelling units with a maximum density of twenty (20) units per acre. This zoning district should be for housing of the retired, or elderly.

This district is intended to be located in areas of more intensive development near such services as retail shopping centers, churches, major thoroughfares and connector streets.

PRINCIPAL PERMITTED USES:

Elderly highrise not to exceed the regulations contained in this Ordinance.

SPACE LIMIT:

Minimum lot area: The development shall have a minimum lot area of five (5) acres.

Maximum height of building: 6 stories.

Minimum front yard: 50 feet.

Minimum rear yard: 50 feet.

Minimum side yard: 50 feet.

MISCELLANEOUS PROVISIONS:

- (1) The minimum floor area shall be 550 square feet for a one (1) bedroom and 750 square feet for a two (2) bedroom.
- (2) Within the development, no buildings shall be within 150 feet of other residential and multi-residential districts.
- (3) Building to be completely sprinklered for minimum fire safety. With the exception: Building will have standpipe systems on every floor. All halls, corridors and other places of assembly with exception of rooms will have approved complete automatic sprinkler systems.

- (4) .Entire building will have installed approved monitoring smoke detection systems as in accordance with MFPA codes.
- (5) Access will be provided in all areas around building to insure proper placement of fire equipment when and if needed.
- (6) Other requirements will be provided when plans are reviewed as set forth in the 1976 Edition of the A.I.A. Fire Prevention Code, 1976 Edition of the 101 Life Safety Code and the Gwinnett County Fire Prevention Ordinance.
- (7) The specific requirements set forth above are not necessarily exhaustive of all requirements or conditions which the City may require prior to approval of any rezoning application under this district. This enactment specifically reserves, in the favor of the City, the discretion to deny any individual rezoning application submitted hereunder if, after review of the site plan and other materials submitted therewith and a careful consideration of all of the facts and circumstances relating to the proposed development, the City deems the proposed development not to be in the best interest of the health, safety and welfare of the present and future citizens of the City of Lawrenceville.
- (8) For buffer requirements see Section 8.411/03/81

1100.6 (ON) OFFICE/NEIGHBORHOOD DISTRICT

PURPOSE: To allow for the transition from residential to offices without changing the character of the neighborhood. The use will change from residential to low intense office, while the physical appearance will remain unchanged.

PRINCIPAL PERMITTED USES:

Professional & Business Offices.

SPECIAL USE:

Beauty Salon/Barber Shop, not to exceed two (2) chairs.

Florists.

SPACE LIMITS:

Shall be set at the rezoning hearing, with the following recommended space limits:

Minimum Lot Area: As existing, lot may not be subdivided.

Minimum Lot Width: As existing.

Maximum Height of Building: As existing.

Minimum Front Yard: Front of existing residence.

Minimum Rear Yard: Fifteen (15) feet when abutting a commercial district, forty (40) feet when abutting a residential district.

Minimum Side Yard: ten (10) feet.

Minimum Side Yard on Street Side of Corner: twenty-five (25) feet.

MISCELLANEOUS PROVISIONS:

The structure must remain intact, and any additions must be kept in architectural conformity to the single family theme.

Number of employees may not exceed five (5).

Parking requirements shall be set at the rezoning hearing.

Buffer requirements: fifteen (15) feet along rear if adjacent property is residential.

Fencing requirements: six (6) feet high solid wood fence shall be erected on the rear property line if adjacent property is residential.

Signage: three (3) feet height maximum, fifteen (15) feet maximum square footage, white light only.

1100.7 (BN) Neighborhood Business District

PURPOSE:

To allow for the transition from residential to offices without changing the character of the neighborhood. The use will change from residential to low intense office, while the physical appearance will remain unchanged.

PRINCIPAL PERMITTED USES:

Professional & Business Offices.

SPECIAL USE:

Beauty Salon/Barber Shop, not to exceed two (2) chairs.

Florists.

SPACE LIMITS:

Shall be set at the rezoning hearing, with the following recommended space limits:

Minimum Lot Area: As existing, lot may not be subdivided.

Minimum Lot Width: As existing.

Maximum Height of Building: As existing.

Minimum Front Yard: Front of existing residence.

Minimum Rear Yard: Fifteen (15) feet when abutting a commercial district, forty (40) feet when abutting a residential district.

Minimum Side Yard: ten (10) feet.

Minimum Side Yard on Street Side of Corner: twenty-five (25) feet.

MISCELLANEOUS PROVISIONS:

The structure must remain intact, and any additions must be kept in architectural conformity to the single family theme.

Number of employees may not exceed five (5).

Parking requirements shall be set at the rezoning hearing.

Buffer requirements: fifteen (15) feet along rear if adjacent property is residential.

Fencing requirements: six (6) feet high solid wood fence shall be erected on the rear property line if adjacent property is residential.

Signage: three (3) feet height maximum, fifteen (15) feet maximum square footage, white light only.





LAWRENCEVILLE

GEORGIA

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