

ARTICLE IX

SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.5B R-TH, SINGLE FAMILY RESIDENTIAL TOWNHOME DISTRICT.

PURPOSE: This zoning district is intended exclusively for town house dwelling units, villas and customary accessory uses and structures. The R-TH Zoning Districts are located where public water supply and sewerage facilities are available and where there is a direct access to collector streets, major streets or State Highways.

(1) **PRINCIPAL PERMITTED USES:**

1. The principal permitted uses common to all residential districts; and townhomes and villas.

(2) **PERMITTED ACCESSORY USES:** The permitted accessory uses common to all residential districts.

(3) **CONDITIONAL USES:** The conditional uses common to all residential districts.

(4) **SPACE LIMITS:**

1. Minimum Lot Area: None;
2. Minimum Lot Width: None;
3. Minimum Dwelling Unit Width: 22 feet for double-car garage townhomes; 18 feet for single-car garage townhomes; and 40 feet for villas;
4. Maximum Height of Building: 35 feet;
5. Minimum Exterior Yard (building setback), where abutting external roads or adjoining properties:
 - a. Front Yard: 50 feet
 - b. Side Yard: 40 feet, and
 - c. Rear Yard: 40 feet.
6. Minimum Interior Yard (building setback), where abutting Internal Roads or Other Buildings/Units within the Development:
 - a. Front yard: 10 feet, excluding porches. Attached, front-loading garage shall be located a minimum of 10 feet behind the plane of the front façade of the principal building;

- b. Side yard: Zero-feet. However, there shall be a minimum 20 feet separation between buildings. Side yards may only be reduced to zero when a dwelling unit has either no side windows, or when the side window sills are located at least sixty-four-inches (64”) above the finished floor elevation; and
 - c. Rear yard: 30 feet.
- 7. Internal Road Frontage: No Minimum;
 - 8. External Road Frontage for Overall Development: 50 feet;
 - 9. Maximum Density: 8 units per acre.

(5) DESIGN CRITERIA:

- 1. Off-street parking spaces shall be provided for the entire development so that the total number of spaces equals no less than two (2) times the number of dwelling units. At least eighty-percent (80%) of required parking areas for the overall development must be located directly in the front or rear of the dwelling units or in a garage. The balance of the parking spaces may be located in a parking facility separated from the units, which may include delineated parking spaces adjacent to the internal roadways (i.e. parallel parking spaces). All units shall require single-car garages, at a minimum.
- 2. Townhomes shall have a minimum of three (3) and a maximum of eight (8) dwelling units per building/row. Villas shall have a minimum of three (3) and a maximum of four (4) dwelling units per building/row.
- 3. A minimum two-hour rated firewall shall be required between each attached dwelling unit. A four-hour rated firewall shall be required between every fourth attached dwelling units. The four-hour (4-hr) rated firewall may be reduced to a two-hour rated firewall if approved residential sprinkler systems or similar fire prevention measures, as approved by the Gwinnett County Fire Marshal, are installed in each unit. Firewalls shall be constructed in accordance with applicable building codes of the City of Snellville and Gwinnett County.
- 4. A pathway system connecting greenway/open space areas accessible to neighborhood residents, and connecting these areas to neighborhood streets and sidewalks shall be constructed.
- 5. A fifty-foot (50') wide landscape strip shall be provided along all exterior street frontages and shall be planted in accordance with Article XX of the Zoning Ordinance. The landscape strip may incorporate natural vegetation and shall include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (max. thirty-feet (30') on-center).

6. Buildings shall be constructed of traditional design with brick, stone, masonry hardi-plank horizontal siding, and masonry hardi-plank shakes/shingles. The primary material on the front elevation shall also be used on the side and rear elevations. There shall be a combination of no less than two (2) of the above-listed materials on each façade of the building.
 7. All units with front-loaded garages shall have garage faces with decorative design treatments to minimize their appearances. Garages for units/buildings located on rear alleys shall be located to the rear of the unit and accessed via alley only.
 8. A four-foot (4') wide walkway, constructed of concrete or decorative pavers, shall extend from the sidewalk to the steps, stoop, or porch of all units.
 9. All front doors must have either a glass element in the door or sidelights and a transom surrounding it.
 10. Columns on the front elevation or otherwise visible from the public view shall have a minimum two-foot (2') base constructed of brick or stone to match the front elevation.
 11. Chimneys located on an exterior elevation of the dwelling must extend to the ground and be clad in masonry or same as adjacent materials.
- (6) **CONCEPT PLAN REVIEW:** All rezoning applications to R-TH shall be accompanied by a concept plan in compliance with this Article. The purpose of the concept plan review is to encourage logic, imagination, innovation, and variety in the design process and ensure the soundness of the proposed development and its compatibility with the surrounding area. The Director of Planning and Development or his/her designee shall review plans for compliance with concept plan review criteria and the Zoning Ordinance. The recommendations of both the Director of Planning and Development and the Planning Commission shall be transmitted to the Mayor and Council. Through the rezoning process, the Mayor and Council may condition approval of an R-TH request to a specific concept plan or require an additional future site plan review by the Planning Commission and Mayor and Council.

The following exhibits shall be prepared by registered design professionals, such as engineers, architects or landscape architects, and submitted to the Department of Planning and Development. No application for an R-TH district shall be accepted for processing without these required exhibits:

1. A location map indicating existing zoning on the site and the adjacent areas;
2. A concept plan drawn no smaller than one-inch (1") equals one-hundred-foot (100') (1" = 100'), including the following information;
 - a. Lot lines and setbacks;

- b. Topography with contour intervals no greater than four-feet (4');
- c. Lakes, ponds and floodplains and the sources of floodplain data;
- d. Stormwater detention areas;
- e. Recreation facilities (if applicable);
- f. Location of typical off-street parking;
- g. Color elevations of front, sides, and rear of all typical units, including proposed building material, and any other structures such as recreation buildings;
- h. Acreage and proposed density;
- i. Lot sizes (typical dimensions and square footage);
- j. Amount of common open space in square feet (if applicable);
- k. Such other architectural and engineering data as may be required to evaluate the project.

(7) SPECIAL USES:

I. Place of worship.