

## ARTICLE IX

## SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SECTION 9.6 RM, GENERAL RESIDENCE DISTRICT.

**PURPOSE:** This district is intended primarily for multifamily dwellings. The RM 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;
2. Multiple-family dwellings including duplexes, apartments, condominiums and row houses;
3. Boarding and rooming houses; and
4. Fraternal organizations and clubs operated as not-for-profit.

(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:** For multiple-family units the minimum lot area shall be 20,000 square feet, except that a single-family dwelling shall require a minimum lot area of 15,000 square feet. For multiple-family units a minimum of 12,000 square feet of lot area shall be reserved for the first family and 4,000 square feet for each additional family, but in no event shall the over-all density exceed eight (8) dwelling units per acre;
2. **Minimum Lot Width:** 100 feet at building line;
3. **Maximum Height of Building:** 40 feet;
4. **Minimum Front Yard:** 50 feet from right-of-way line;
5. **Minimum Rear Yard:** 40 feet;
6. **Minimum Side Yard:** 20 feet for first two stories, four feet for each additional story;

7. Minimum Side Yard on Street Side of Corner: 35 feet; and,
  8. Maximum Ground Coverage Including Accessory Buildings: 50 percent.
- (5) MISCELLANEOUS PROVISIONS: A multiple-family development shall be treated as one zoning lot.
- (6) DESIGN CRITERIA:
1. 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 unit. The four-hour 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.
  2. A pathway system connecting greenway/open space areas accessible to neighborhood residents, and connecting these areas to neighborhood streets and sidewalks shall be constructed.
  3. 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).
  4. Buildings shall be constructed of traditional design with brick, stone, masonry hardiplank horizontal siding, and masonry hardiplank 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.
  5. Off-street parking spaces shall be provided for the entire development so that the total number of spaces equals no less than two and one-half (2.5) 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.
- (7) CONCEPT PLAN REVIEW: All rezoning applications to RM 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 shall review plans for compliance with concept plan review criteria. 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 RM 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 the RM 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-feet (100') (1" = 100'), including the following information:
  - a. Lot lines and setbacks;
  - b. Topography with contour intervals no greater than ten-feet (10');
  - 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); and
  - k. Such other architectural and engineering data as may be required to evaluate the project.

(8) SPECIAL USES:

1. Place of worship.