

Sec. 202-15. R-TH-BTR Townhouse Residential-Build to Rent

202-15.1. Purpose

This district is intended exclusively for rentable single-family attached dwelling units and customary accessory uses and structures. R-TH districts are located where public water supply and sewerage facilities are available and where there is direct access to collector streets, major streets or State routes.

202-15.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

202-15.3. Building Types

No building type requirements apply in R-TH-BTR.

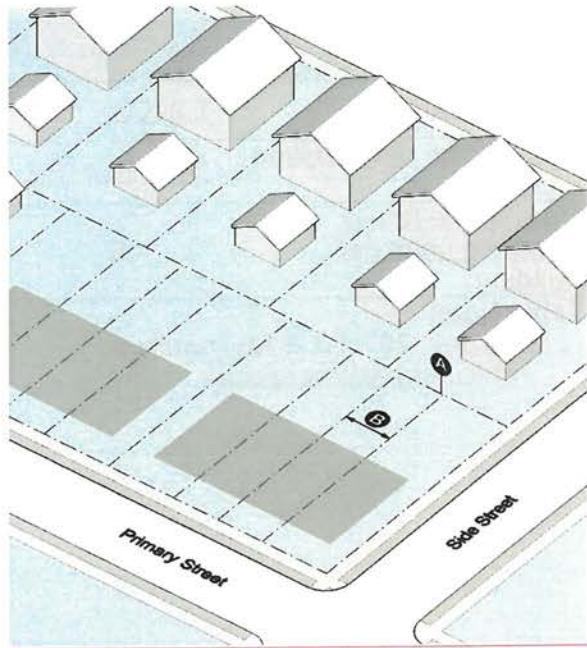
202-15.4. Architectural Standards

- A. See Sec. 202-1.2 (Design Criteria) and Sec. 201-3 (General Architectural Standards); and
- B. See Sec. 202-6.9 (TH Design Standards).

202-15.5. Site Development Standards

- A. See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.
- B. See Sec. 202-6.9 (TH Design Standards).

202-15.6. Dimensional Standards



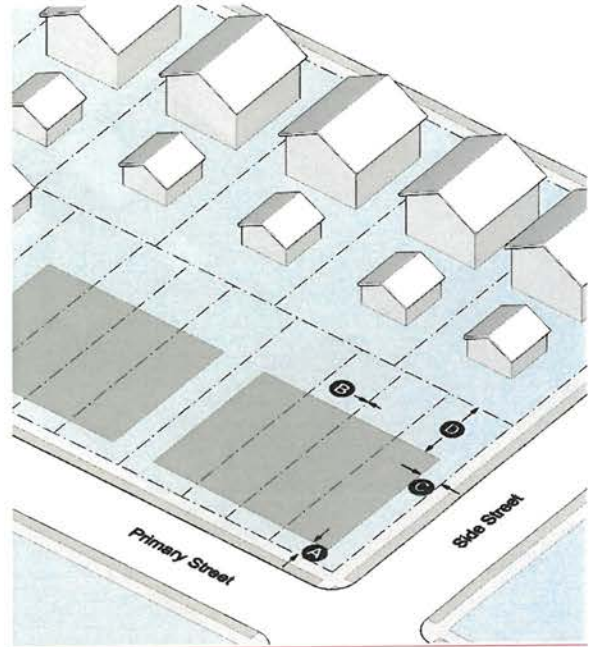
Site Standards

| | |
|-----------------------------------|--|
| Density: | 8 u/a max. |
| Open space requirement: | 20% of site min. |
| External street frontage: | 50 ft. min. |
| Site setback (along streets): | 50 ft. min. and planted per Sec. 207-3 |
| Site setback (not along streets): | 40 ft. min. |

Lot Standards (A) Area (B) Width

| | | |
|-----------|---------|---------|
| All Lots: | No min. | No min. |
|-----------|---------|---------|

202-15.7. Building Placement



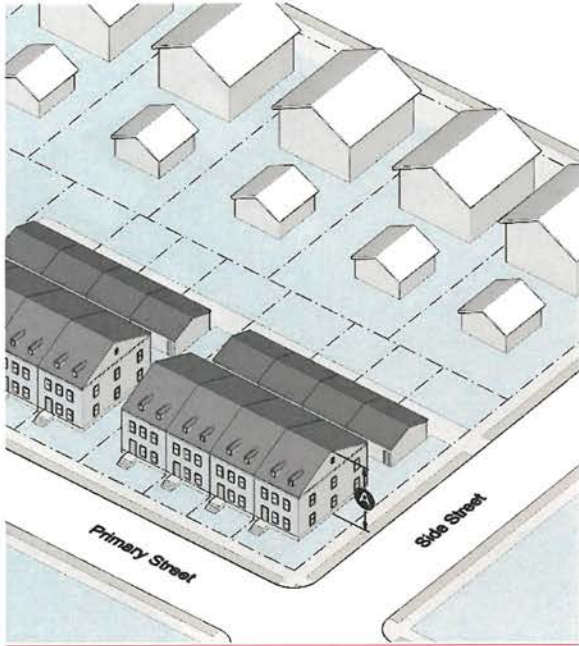
Building Setbacks

| | |
|-----------------------------------|-------------|
| (A) Front: | 10 ft. min. |
| With garage door facing a Street: | 30 ft. min. |
| (B) Side (interior): | 0 ft. min. |
| (C) Side (street): | 5 ft. min. |
| (D) Rear: | 30 ft. min. |

Building Separation

| | |
|--|-------------|
| Min. separation between principal buildings: | 20 ft. min. |
|--|-------------|

202-15.8. Bulk and Mass



Building Height

Ⓐ Height: 35 ft. max.

Building Size

Unit floor Area: 1,200 sf. min.

Garage size per dwelling unit: 2-car min. [1]

Max. single-family attached units per building: 8

Table Note:
[1] See Sec. 207-1.2.B for required vehicular parking spaces.

202-15.9. TH Design Standards

A. A minimum 2-hour rated firewall is required between each attached dwelling unit. A 4-hour rated firewall is required between every fourth attached dwelling units. The 4-hour rated firewall may be reduced to a 2-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 must be constructed in accordance with applicable building codes of the City and Gwinnett County.

B. A continuous paved pathway or sidewalk system must be provided to connect on-site open spaces, on-site dwelling units, sidewalks along public streets bordering the site.

C. The site setback along a front and side (street) lot lines may incorporate natural vegetation and must 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. 30 feet on-center).

D. Exterior wall finish materials are limited to:

1. Unpainted full-depth brick where each brick is placed on the exterior wall during construction, but not including half-depth brick, thin brick, or simulated brick veneers;
2. Stone, including unpainted natural stone, unpainted cast stone with the appearance of natural stone;

3. True hard coat stucco but not EIFS; and

4. Cement-based artificial wood siding; shakes and shingles.

The primary material on the front facade must also be used on all other facades. At least two of the above-listed materials must be used on each facade.

E. No more than three adjacent attached units may have the same façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.

F. Garage doors facing an internal or exterior street must use decorative design treatments to enhance their appearance, including, but not limited to, carriage-style doors or window inserts.

G. Buildings with garages abutting an alley must have garage doors facing and accessible from said alley.

H. All units must have a front door providing pedestrian access and a minimum 4-foot wide walkway, constructed of concrete or decorative pavers, must extend from the front door to the pathway or sidewalk system required by paragraph B above.

I. Front doors must have either a glass element in the door, or sidelights and a transom around it.

J. Columns on the front elevation or otherwise visible from the public view shall have a minimum 2-foot base constructed of brick or stone to match the front facade.

202-15.10. Additional Requirements

A. The following standards are required in this zoning classification. In the event these requirements contradict another section of this Ordinance, the requirements listed here shall control.

1. A property owners association shall be created and all parcels in the development shall be subject to mandatory membership in the association.
2. The property owner's association or its management company shall be responsible for

all ground maintenance in the development.

3. The property owner's association or its management company shall be responsible for all maintenance of all building exteriors in the development.
4. All Interior Roadways in the development must be a minimum of 29 feet from edge of pavement to edge of pavement.
5. All driveways must be a minimum width of 24 feet and minimum length of 30 feet, measured from right of way to garage door.