

**For Developments zoned R-SR Senior Oriented Residence District
Zoning Resolution 1302D.**

(This checklist is for R-SR in addition to the CPL, SDP, or FPL whichever phase applies)

I. General

- [] 1. _____ Provide architectural elevations. Shall be primarily of brick, or stone, with minor treatments of low or no-maintenance siding materials.
- [] 2. _____ Provide a minimum of 1,600 square feet for two-bedroom home.
- [] 3. _____ Provide a minimum of 1,800 square feet for three or more bedroom home.
- [] 4. _____ Reduce height of building to one-story. (Bonus rooms over garages shall be allowed).
- [] 5. _____ Provide a double car garage.
- [] 6. _____ Provide details showing accessibility standards:
 - Easy access step free feature at entrance to the unit.
 - Easy passage feature requires a 32 inch wide clear passage doorway throughout unit.
 - Easy use feature requiring step free wheelchair accessible bedroom (s), kitchen, entertainment area and bathrooms (s).

II. Detached Homes

- [] 1. _____ Note density on plans {maximum allowed is four (4) units per acre}.
- [] 2. _____ Note minimum lot area (minimum allowed is 5,000 sq. ft.).
- [] 3. _____ Provide a chart on plan showing lot width for each lot.
 - State total lot width for all lots and divide it by the total number of lots.
 - State an average lot width.
- [] 4. _____ Show front yard setback on plan. State minimums.
- [] 5. _____ Show side yard setback on plan. State minimums.

- [] 6. _____ Show rear yard setback on plan. State minimums.
 - [] 7. _____ Provide sidewalks adjacent to both sides of interior streets and state width.
Note: sidewalk details will be required at Construction Drawing Phase.
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III. Attached Villas

- [] 1. _____ Note density on plans {maximum allowed is six (6) units per acre}.
- [] 2. _____ Provide external road frontage width for overall development (minimum is 50 feet).
- [] 3. _____ Show minimum unit width on plan (minimum is 40 feet)
- [] 4. _____ Provide a 20 foot grassed or landscaped strip between all buildings
- [] 5. _____ Provide a 10' grassed or landscaped strip between all buildings and interior driveways/ streets.
- [] 6. _____ Show front yard setback on plan. State minimums.
- [] 7. _____ Show side yard setback on plan. State minimums.
- [] 8. _____ Show rear yard setback on plan. State minimums.
- [] 9. _____ Provide sidewalks adjacent to both sides of interior streets or private driveways and state width.
Note: sidewalk details will be required at Construction Drawing Phase.
- [] 10. _____ State how many units per villa.
 - A minimum of two unit villas may be approved by Director to address specific topographic issues.
- [] 11. _____ Attached villas shall include a minimum two-hour rated firewall between each attached dwelling unit. Firewalls shall be constructed in accordance with applicable building codes of Gwinnett County. See Building Plan review for review and approval on the route sheet.

IV. Landscape Requirements

- [] 1. _____ Provide a minimum 50-foot landscaped building setback adjacent to abutting exterior streets.
- Incorporate natural vegetation
 - Supplement with either a landscaped berm, wrought-iron style fence with brick or stone columns (30' on center), or a decorative brick wall
 - If alternate decorative fence materials are proposed the design must be reviewed and approved by the Director.
- [] 2. _____ Provide at least one 3-inch caliper street tree at least every 35-feet along both sides of internal street(s).
- [] 3. _____ Label sodded areas (all grassed areas shall be sodded)
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V. Homeowner's Association Requirements

- [] 1. _____ For Concept Plans, Provide the following marked notes on plan:
- "Occupied homes are restricted to at least 80% of the occupied units by at least one resident who is age 55 or older."
 - "Single-family residential use only. No more than 10% of the total units may be leased by individual owners at any one time."
 - "Except for a central amenity package, playground equipment, swing sets, trampolines, or like fixtures are prohibited."
 - "It is the responsibility of the Homeowners Association to maintain of detention ponds, common areas and entrance features."
- [] 2. _____ Provide a note on plan stating how exterior items such as fences, lawn ornaments and restrictions on removal of landscaped areas and buffers will be regulated and controlled.
- Exterior fence maintenance shall include a requirement that any graffiti shall be repaired and/ or repainted within 72 hours.
- [] 3. _____ For final plats provide a completed "Property Owners Association Bylaws

Certification Form **for R-SR**". The form to be filled out is included with these comments. _____

- [] 4. _____ For final plats provide recorded articles of incorporation of the mandatory property owners association. _____

VI. Additional Comments

- [] 1. _____

- [] 2. _____

- [] 3. _____

- [] 4. _____

- [] 5. _____

