

Sec. 4-12 Development Standards in the Environmental Overlay (EO) District

- a. Applicability. The Environmental Overlay District applies to areas identified on the official Zoning Map. Environmental Overlay District provisions may be reduced or increased if justified as part of a PUD approval process.
- b. Uses Permitted. The uses permitted in the EO district shall be the same as the uses permitted in the underlying districts, unless otherwise specified in this section.
- c. General Development Standards.
 - (1) Maximum building height shall be 36 feet above grade or the 100 year base flood elevation; whichever is higher, excluding appurtenances otherwise exempted by the Zoning Ordinance.
 - (2) Single Family Residential Greenspace
 - (i) In the Islands Community, as defined in Section 2, residential major subdivisions, as defined in the Chatham County Subdivision Ordinance, shall have a minimum of 30% greenspace. In a phased development, greenspace allocations may vary by phase provided the master plan indicates a total greenspace allocation of at least 30%.
 - (ii) In the Southeast Community, as defined in Section 2, residential major subdivisions, as defined in the Chatham County Subdivision Ordinance, having an average lot size of one half acre or less and containing a minimum of 25% greenspace or open space may reduce lot width or lot depth by up to 10%, provided lot area is not reduced by more than 10% and density does not exceed the district standard. For purposes of this section, open space shall be limited to common area ponds or lagoons, or pervious right-of-way. In a phased development, greenspace allocations may vary by phase provided the master plan indicates a total greenspace allocation of at least 25%.
 - (3) The minimum greenspace in multi-family developments shall be 30%.
 - (4) The minimum greenspace in nonresidential developments shall be 30% in the Islands Community, as defined in Section 2, and 25% in the Southeast Community, as defined in Section 2. Greenspace may include non-common areas such as buffers, parking islands,

and other landscaped areas. Outdoor open space exclusively open to the public, that is not shared with automobiles, such as plazas and courtyards, may count toward up to one-third of the greenspace requirement. Redevelopment of existing structures on lots of record existing at the time of adoption of this standard is exempted from the greenspace requirements of this section (the standards in the Land Disturbing Activities Ordinance remain in effect).

- (5) Where a development adjoins a public bikeway or pedestrian facility, the development's internal bikeway and pedestrian facilities shall be linked to the public facilities. Where public facilities are incomplete but part of an adopted plan, stub-outs for future linkages shall be provided by the development.

d. Signage Standards.

- (1) Freestanding principal use signage is limited to monument signs. One sign is permitted for parcels with less than 250 feet of road frontage. For parcels with 250 feet or more of road frontage, one sign is permitted for each 250 foot increment of frontage. Directory signage may be used in place of freestanding principal use signage. One sign is permitted for parcels with less than 250 feet of road frontage. For parcels with 250 feet or more of road frontage, one sign is permitted for each 250 foot increment of frontage.
- (2) The maximum height of a monument sign shall be eight feet including supporting base. Planned developments having more than 20 acres may increase sign height by 20 percent.
- (3) Signs used to identify the entrance to residential subdivisions shall be limited to monument signs.
- (4) Freestanding principal use signs shall be permitted with one square foot of sign display area per linear foot of lot frontage on roads up to a maximum of 80 square feet. No single permitted directory sign may exceed one half square foot per 250 linear feet of lot frontage on public roads or be up to a maximum of 125 square feet. Planned developments having 20 acres or more may increase sign area by 20 percent.
- (5) All illumination of signs shall be external. Neon and internally illuminated signs are prohibited. Neon is prohibited for building detailing.

- (6) All signage shall adhere to an earth tone and soft color palette; bright colors may be used for trim and shall be limited to less than 10 percent of sign surface. Plastic and metal surfaces of any sign components shall be treated or textured so they are non-reflective. Landscaping shall be installed at the base of each sign.

e. Corridor Development Standards

- (1) The following standards, established to provide effective buffering and tree protection, shall apply to all development on all parcels abutting designated roads as identified herein:
 - (i) Trees that contribute to road canopy as identified by the County Arborist may not be removed without approval of a mitigation plan by the County Arborist.
 - (ii) Buffers along designated roads shall be 10 percent of the average depth of the site, to a maximum depth of 50 feet and minimum of 20 feet, except where greater buffers are required as a condition of site plan approval in planned developments.
 - (iii) Existing trees and shrubs 4 inches or more DBH shall remain in buffer areas.
 - (iv) Paved surfaces are not permitted in buffer areas, except where they are a necessary part of utility easements, driveways, or pedestrian facilities.
 - (v) Utility easements in buffer areas may be counted as part of the buffer if left undisturbed or restored using desirable species as identified in the Land Disturbing Activities Ordinance. Buffer areas outside easements shall have 1600 tree quality points per acre.
- (2) Designated roads for purposes of this section include:

Southeast Community:

Beaulieu Avenue	Grimball Point Road	Old Whitfield Road
Bluff Road	Grimball River Road	Pin Point Road
Burnside Island	LaRoche Avenue	Shipyards Road
Causeway		Causeway
Center Street	Lehigh Avenue	Skidaway Road
		(between
Central Avenue	Norwood Avenue	Sandfly and Isle of
		Hope)
Ferguson Avenue	Old Bethesda Road	

<u>Islands Community:</u> Bryan Woods Road	Quarterman Drive	Wilmington Island Road
Johnny Mercer Blvd Penn Waller Road	U.S. Highway 80 Walthour Road	

f. Environmental Standards.

- (1) The minimum building setback from the marsh line shall be 50 feet. However, this standard shall not apply to lots of record at the time of enactment of this provision having no residential structures on them. Such lots shall be subject to the general County setback and buffer standard of 25 feet. See Sec. 4-6.1 (footnote) for additional standards. The setback requirement shall not apply to any type of marina, commercial marine use, or public docking facility.
- (2) The minimum riparian buffer shall be 35 feet, 30 percent of which may be altered by pruning and selective clearing for access and to maintain view corridors. However, this standard shall not apply to lots of record at the time of enactment of this provision (November 16, 2001 for the Islands Community and [date enacted] for the Southeast Community), having no residential structures on them. Such lots shall be subject to the general County setback and buffer standard of 25 feet. See Sec. 4-6.1 (footnote).
- (3) The riparian buffer and setback standards established in this section shall not apply to existing habitable structures within the buffer or setback that are damaged by fire or natural disaster and seek to rebuild on their existing footprint, except where they are 100 percent destroyed and reconstruction of the building would not intrude upon any setback or drainfield area.
- (4) Expansion of existing structures within the riparian buffer shall be limited to a maximum of 1400 square feet of vertical surface area for each 100 feet of lot width facing the marsh or waterfront.

g. Conservation Design Standards.

- (1) Any residential subdivision of more than 3 lots in R-1, R-1-A, R-2, and R-3 (at 8 units per acre or less) districts may be developed applying the standards of this section.

- (2) The gross site density for any development may be increased by up to 10% and lot dimensions may be decreased by 25%, provided:
- (i) No single family detached lot is smaller than 4000 square feet.
 - (ii) Greenspace shall comprise a minimum of 40% of the development.
 - (iii) Detention area included in greenspace shall be stabilized with a stand of grass and landscaped with plants or trees. Landscaping shall not interfere with maintenance and shall be approved by the County Engineer.
 - (iv) A tree survey is completed to identify all specimen or hardwood trees 8 inches DBH and greater within designated greenspace area for protection or replacement with specimen or hardwood trees at an equal sum of inches DBH.
 - (v) A minimum of 50% of all new landscaping in common area utilizes xeriscape design standards suitable to the Savannah area as approved by the County Arborist. Xeriscape design standards may include the following: trees of any type, porous paving materials, shrubs listed as drought tolerant in the Approved Material in Land Clearing and Tree Protection Activities Manual, non-irrigated turf grass, and mulched areas.
 - (vi) A 30 foot vegetated buffer at 1600 tree quality points per acre is provided along adjacent road rights-of-way; subdivisions having more than 25 units provide a 25 foot vegetated perimeter buffer where the development is adjacent to a residential district.
 - (vii) Attached housing pods do not contain more than four contiguous residential structures. Separation may take the form of greenspace, roads, pedestrian pathways, berms, water bodies, or utility easements, forming a minimum 25 foot separation.
 - (viii) Road and road right-of-way width in conservation design subdivisions may be reduced to AASHTO minimum standards subject to approval by County Engineering.

- (3) The intent of providing the additional flexibility available in this section is to promote development that provides a quality living environment while also contributing to the environmental and aesthetic quality of surrounding communities. The standards listed above shall therefore be interpreted in this context.

h. Multi-Family and Institutional Standards.

- (1) Multi-family housing shall:
 - (i) If containing more than 20 units have direct and safe access to a collector or arterial road;
 - (ii) be served by public water and sewer;
 - (iii) present an articulated, structural roofline;
 - (iv) landscaping along road frontages shall have 1600 tree quality points per acre; utility easements in buffer areas may be counted as part of the buffer if left undisturbed or restored using desirable species as identified in the Land Disturbing Activities Ordinance; areas outside easements shall have 1600 tree quality points per acre.
- (2) The maximum site density for multi-family housing may be increased by one percent for each one percent increase in greenspace.
- (3) Institutional uses shall meet the following standards:
 - (i) have direct access to a collector or arterial road;
 - (ii) be served by public water and sewer;
 - (iii) present an articulated, structural roofline, or increase required buffer by 50 percent;
 - (iv) have pedestrian and bicycle access to adjacent residential and commercial areas if the facility is used by the general public.