

Sec. 4-10 Development Standards in P-R-C Districts.

Within P-R-C overlay zoning districts, the following provisions shall apply:

- a. Intent: P-R-C overlay districts shall include all river corridors within Chatham County, as defined herein.
- b. Natural Vegetative Buffer Required: All areas lying within fifty (50) feet horizontally, on both sides of a protected river corridor, measured from the river bank (that rising ground bordering a river, which serves to confine the water to the natural channel during the normal course of flow), shall consist of a natural vegetative buffer. Such vegetative buffer shall not be removed, altered, otherwise diminished, except as provided for herein.
- c. Uses Permitted: Within a P-R-C district, the following uses shall be permitted provided that such use(s) are permitted within the underlying zoning district. Uses normally permitted within such underlying district, which are not listed herein, are prohibited.
  - (1) Single-family dwellings, provided that:
    - a. The dwelling is in compliance with all local zoning regulations.
    - b. The dwelling is location on a tract of land containing at least two acres, excluding any area that lies within the protected river (i.e. between the river banks).
    - c. There shall be only one such dwelling on a tract of land.
    - d. Septic tank drainfields shall not be located within the protected river corridor, although a septic tank or tanks serving such dwelling may be located within such corridor.
  - (2) Timber production provided best management practices are used and drinking quality of the river water as defined by the federal Clean Water Act, as amended, is not impaired.
  - (3) Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. 12-2-8.
  - (4) Wastewater treatment.

- (5) Recreational usage consistent with the maintenance of the natural vegetative buffer or with river-dependent recreation. Excludes such uses as hard-surface tennis courts and parking lots.
- (6) Natural water quality treatment of purification.
- (7) Agricultural production and management provided that best practices established by the Georgia Soil and Water Conservation Commission are used; it does not impair drinking quality of the river water as defined by the federal Clean Water Act, as amended; and it is consistent with all state and federal laws and all regulations promulgated by the Georgia Department of Agriculture.
- (8) Port facilities which meet federal and state laws and regulations for handling and transport of hazardous waste and which perform such operations on impermeable surfaces having spill and leak protection systems as prescribed by DNR.
- (9) Industrial and commercial land uses existing within the river corridor prior to the adoption of these regulations provided that:
  - a. Industrial and commercial uses of river corridors shall not impair the drinking quality of the river water; and
  - b. Industrial and commercial activity within the river corridor shall meet all state and federal environmental rules and regulations.
- (10) Other uses permitted by DNR or Section 404 of the Clean Water Act.
- (11) Nonconforming Uses. The following uses shall be considered to be nonconforming provided they existed at the time a P-R-C district was created:
  - a. Nonconforming uses existing at the time the specific P-R-C district was created.
  - b. Mining activities permitted by DNR under the Georgia Surface Mining Act of 1968.

- c. Utilities requiring location in the area provided they are as far as possible from the riverbank, their installation protects the integrity of the buffer, and they do not impair the drinking quality of the river water.
  - d. Forestry and agricultural activities except as previously discussed.
- d. Except as noted above, all construction within the buffer area shall be prohibited. Where construction is authorized pursuant to these regulations, the natural vegetative buffer must be restored as quickly as possible.