

#### **Sec. 4-6.9 Development Standards in PD-M Districts.**

- a. **Plans Required.** Before an area shall be designated on the zoning map as a PD-M district, a generalized development plan which identifies the type of marina being requested and any proposed residential uses shall be submitted in accordance with the following provision and approved by the MPC. The MPC shall specifically identify the type of marina it is recommending and the net dwelling unit density, if applicable.

The approved generalized development plan shall accompany the zoning application to the Chatham County Commission. The Chatham County Commission, at the time of rezoning, shall designate which of the following five types of marina facilities is being approved and shall establish the net dwelling unit density (if applicable):

- (1) PD-M-1 Marina-Private Residential
- (2) PD-M-2 Marina-Public Recreational
- (3) PD-M-3 Marina and Yacht Club
- (4) PD-M-4 Marina-Limited Supply and Service Facilities
- (5) PD-M-5 Marine Supply and Service Facility

The approved marina type shall be noted on the official zoning map, followed by the approved net dwelling unit density (i.e. PD-M-3-12).

All PD-M districts existing at the time of the adoption of these regulations shall be interpreted as having the PD-M-3-20 designation and shall be so identified on the zoning map.

The zoning map shall reflect these changes upon the adoption of these regulations.

- b. **General Development Plan.** The general development plan shall include a plat of the site which shows the location of existing buildings and adjacent properties. The plan shall identify the proposed improvements including dock areas, the location and condition of abutting roads, driveways, major drainage features, flood zones and floodway, and shall contain a generalized land use plan indicating storage yards, parking spaces, natural buffers, existing ground elevations, required finished floor elevations for structures in the flood zone, and a description of the proposed use and its operating hours. The plan shall specifically include the type of marina and any proposed residential development.

- c. **Specific Development Plan.** Following the establishment of a PD-M zoning district, a detailed development plan shall be submitted to and approved by the MPC. No activity shall take place within the PD-M zoning district, except for the continuing activities for which a valid county permit or business license has been issued, until approval of the specific development plan. Such plan shall be submitted in accordance with the provision and requirements for "P" Planned Development District as set forth in Section 4-6.5 of these regulations.
- d. **General Development Standards for Marinas.** In order to insure that development within PD-M districts is compatible with surrounding properties, the following minimum standards shall apply:
- (1) Auxiliary services including boat rental, the sale of bait, tackle, fuel, and sundry supplies including the sale of foodstuffs for off-site consumption and other related activities normally required for day-trip recreational boating, shall be allowed within all PD-M districts.
  - (2) Residential development within PD-M districts shall comply with the residential development standards of the PUD-M district, as set forth in Sec. 4-6.67.
  - (3) On-site parking shall be adequate to accommodate all traffic reasonably to be generated by the use of a normal peak day during the boating season, including vehicles and trailers. Parking for all uses shall be as required by Sec. 6-3 - Off-Street Parking Requirements. Where possible, the parking area shall be located immediately adjacent to the marina ramp, hoist or dock service area. All parking spaces shall be within six-hundred (600) feet of the marina pier or ramp.
  - (4) All buildings and open areas used for boat and/or trailer storage shall be screened with natural buffers or planted landscaped areas and shall be set back a distance of at least fifty (50) feet from adjoining property which is residentially used or zoned. This distance may be reduced if the MPC determines that an architecturally designed fence compatible with adjacent properties would effectively screen the facilities from view from adjoining properties. The buffer area between the fence and the storage area or structure shall be maintained.
  - (5) Large visual expanses of asphalt or concrete paving are to be avoided through the use of appropriately placed planter islands and planting strips. Planting areas shall be designed and located so as to direct and control traffic flow.

- (6) Marinas shall provide one toilet fixture per sex for each thirty (30) off-street parking spaces or fraction thereof. Such facilities shall meet local, state, and federal public health requirements.

e. **Specific Development Standards for PD-M Districts.**

- (1) In addition to the foregoing general development standards, the following standards shall apply to Marina-Private Residential (PD-M-1) districts.
  - (a) Wet or dry storage space shall be available only to residents of the PD-M district, and shall occupy no more than fifteen (15) percent of the total high land area. The stacking of boats shall be prohibited unless approved otherwise by the MPC as a part of the site development plan.
  - (b) The normal hoist or boating related hours of operation shall be limited to one-half hour before sunrise and one-half hour after sunset.
  - (c) No commercial or charter fishing boat shall be permitted overnight docking privileges and the marina shall not engage in or permit the sale from the premises of fish, crabs or shrimp, other than for bait.
  - (d) The marina shall not hold itself out as a facility for, or engage in, the maintenance or repair of boats, but may provide on dry storage space for the use of any boat owner to have minor repairs or maintenance (such as replacement of points, plugs, power packs, coils, control cable, propeller replacement, carburetor adjustments, etc. Minor repairs shall in all cases be limited to those maintenance activities not requiring the removal of boat motors or the removal or disassembly of the power head, motor foot, or "outdrive") performed on such owner's boat by such owner or any independent contractor.
  - (e) Boats shall not be utilized for overnight sleeping or living accommodations.
  - (f) The Marina shall not be opened to the general public.
- (2) In addition to the foregoing general development standards, the following standards shall apply to **Marina-Public Recreational (PD-M-2)** districts.
  - (a) The maximum capacity for dry storage shall be thirty (30) boats; provided, however, that no more than fifteen (15) percent of the

total high land area of the site shall be devoted to dry boat storage and the stacking of boats is prohibited.

- (b) No more than four-hundred fifty (450) linear feet of dock space shall be provided for rental space to accommodate a maximum of twenty (20) overnight or long-term boat tie-ups, plus a maximum of one-hundred (100) linear feet for service and boat rental. The maximum permitted linear feet of dock space shall be measured along the perimeter of the dock and shall include only those areas available for the tying-up of boats. The ends of dock sections, which measure less than eight (8) feet in width, and dock section which are utilized only from the docking spaces and the land shall be excluded from such measurements.
  - (c) The normal hoist or boating related hours of operation shall be limited to one-half hour before sunrise and one-half hour after sunset.
  - (d) No commercial or charter fishing boat shall be permitted overnight docking privileges and the marina shall not engage in or permit the sale from the premises of fish, crabs, or shrimp, other than for bait.
  - (e) The marina shall not hold itself out as a facility for, or engage in, the maintenance or repair of boats, but may provide one dry storage space for the use of any boat owner to have minor repairs or maintenance (such as replacement of points, plugs, power packs, coils, control cable, propeller replacement, carburetor adjustments, etc. Minor repairs shall in all cases be limited to those maintenance activities not requiring the removal of boat motors or the removal or disassembly of the power head, motor foot, or "outdrive") performed on such owner's boat by such owner or an independent contractor.
  - (f) Boats shall not be utilized for overnight sleeping or living accommodations.
- (3) In addition to the foregoing general development standards, the following standards shall apply to **Marina and Yacht Club (PD-M-3)** districts.
- (a) Boats shall not be utilized as permanent living accommodations. Boats may be utilized for temporary overnight sleeping or living accommodations, provided that (1) adequate shoreline pump out installation is provided as approved by the Chatham County Health Department and (2) a permit for such use is obtained from the Georgia Department of Natural Resources.

- (b) A private yacht club with restaurant and lounge may be allowed for the use of member and their guests.
- (4) In addition to the foregoing general development standards, the following standards shall apply to **Marina-Limited Supply and Service Facilities (PD-M-4)** districts.
- (a) Boats shall not be utilized as permanent living accommodations. Boats may be utilized for temporary overnight sleeping or living accommodations, provided that (1) adequate shoreline pump out installation is provided as approved by the Chatham County Health Department and (2) a permit for such use is obtained from the Georgia Department of Natural Resources.
  - (b) Outdoor stacking of boats may be permitted upon a finding by the MPC that such activity does not visually impact the view from adjacent or nearby residences or that such activities will be visually screened from such uses.
  - (c) Boat repair and services shall be limited to such activities as inboard-outboard engine repairs and replacement of running gear, bottom painting and similar repair services. However, the marina shall not hold itself out as a facility for the general reaper of boats.
- (5) In addition to the foregoing general development standards, the following standards shall apply to **Marina-Limited Supply and Service Facilities (PD-M-5)** districts.
- (a) Boats shall not be utilized as permanent living accommodation. Boats may be utilized for temporary overnight sleeping or living accommodations, provide that (1) adequate shoreline pump out installation is provided as approved by the Chatham County Health Department and (2) a permit for such use is obtained from the Georgia Department of Natural Resources.
  - (b) A yacht club and/or restaurant with lunge may be allowed.
- f. **Certification of Approved Plans.** Specific development plans approved by the MPC shall be submitted to the Zoning Administrator prior to the issuance of applicable permits and for the monitoring and enforcement of the provisions of these regulations and the approved development plan shall be recorded with the Clerk of Superior Court of Chatham County, Georgia. The Planning Commission shall provide the developer and the Clerk of the Chatham County Commission with the map book number and

page number in which the development plan has been recorded. The cost of such recording shall be paid by the developer and shall be deposited with the MPC prior to such recording.

- g. **Variances.** Variances from the development standards contained in these regulations may be granted as provided elsewhere in this Chapter, provided that no variance shall be granted for a development within a PD-M-2 district that would result in exceeding the maximum linear feet of dockage and/or the maximum number of in-water storage and dry storage facilities permitted by these regulations.