

Sec. 8-3043. Development standards in P-D-M districts.

(a) *Plans required.* Before an area shall be designated on the zoning map as a P-D-M (planned-development-marina) district, generalized development plans, including a generalized land use plan, shall be submitted in accordance with the following provisions and approved by the MPC. The planning commission may disapprove, approve or modify the plans so as to meet the purpose of this section. A general development plan shall accompany the zoning application requesting a P-D-M district.

(b) *General development plan.* The general development plan shall include a plat of the site and adjacent property, including the location of existing buildings. The plan shall also identify the improvements that are proposed, dock areas, the location and condition of abutting roads, driveways, major drainage features, floodplains, flood zones and floodways, and a generalized land use plan indicating storage yards, parking spaces, natural buffer areas, existing ground elevations and the required finished floor elevation for any areas to be developed in the flood zone. A statement of the proposed use of the property, including operating hours and all use activities and characteristics, shall accompany the general development plan.

(c) *Specific development plan.* Following the establishment of the P-D-M district zoning, a detailed development plan shall be submitted to and approved by the MPC. No activity shall take place within the P-D-M district, except for the continuing activities for which a valid city permit or business license has been issued, until the specific development plan has been approved by the MPC. Such plan shall be submitted in accordance with the provisions and requirements for "P" districts as set forth in section 8-3031 of these regulations.

(d) *Minimum standards for development within the P-D-M district.* In order to ensure that the activities within the P-D-M districts will be compatible with surrounding properties, the following minimum standards shall be applicable:

- (1) The regular (other than an emergency) hoist or boating-related activities of the business shall be limited to one-half hour before sunrise and one-half hour after sunset. No boat shall operate engines, arrive or depart from the facility outside of these hours.
- (2) On-site parking shall accommodate all traffic reasonably determined to be generated by the use, including vehicles and trailers. Parking within the required front yard setback area and off-site parking within rights-of-way of adjacent streets shall be prohibited; provided, however, parking within, or use of, unopened rights-of-way may be permitted with the approval of the city.
- (3) Open dry storage areas for boats and/or trailers shall be screened with natural buffers or planted landscaped areas and shall be set back a distance of at least 50 feet from any property line adjoining property developed residentially or zoned to permit such use. This distance may be reduced if

the MPC determines that an architecturally designed fence compatible with adjacent properties would effectively visually screen these facilities from view from the adjoining properties. The buffer area between the architecturally designed visual screen and the storage area shall be landscaped or maintained as a natural buffer area and not encroached upon for other purposes.

- (4) All buildings, including buildings used for boat storage, shall be set back at least 35 feet from any property line. All activity areas associated with such buildings shall be visually screened from adjacent properties if conducted within 50 feet of the property line.
- (5) No commercial or charter fishing boat shall be permitted overnight docking privileges at the facility, and the facility shall not engage in or permit the sale from the premises of fish, crabs or shrimp other than for bait.
- (6) The facility shall not hold itself out as a facility for, or engage in, the maintenance or repair of boats; but the facility 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 any boat motor from the boat or the removal or disassembly of the power head, motor foot, or "out-drive") performed on such owner's boat by such owner or an independent contractor.
- (7) The maximum capacity for dry storage shall be 30 boats; provided, however, that no more than 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.
- (8) No more than 450 feet of dock space shall be provided for rental space to accommodate a maximum of 20 overnight or long-term boat tie-ups, plus a maximum of 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. The narrow ends of dock sections which measure less than eight feet in width and those areas utilized only for pedestrian trafficways to and from the docking spaces and the land shall be excluded from such measurements and shall not be used for boat storage.
- (9) No stored or docked boat shall be utilized for overnight sleeping or as a living accommodation.

- (10) Auxiliary services provided may include boat rental; the sale of bait, tackle, fuel, and sundry supplies including the sale of foodstuffs such as picnic items and snack foods for off-site consumption; and related activities normally required for day-trip boating. Such activities shall not include structural repair or painting of boats, sandblasting, or shop facilities for major engine repair.

(e) *Certification of approved plans.* Specific development plans approved by the MPC, as certified by the MPC executive director, 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. If any petitioner for a rezoning application to the mayor and aldermen for a map or text change or to the MPC for an approval of a site plan has prepared any restrictive covenants (related to the uses and development standards in this district which are not in conflict with this part) proposed and intended to run with the land, the proper execution and recording of such covenants shall be a condition of procuring the final approval. A certified copy of the approved development plan, including permitted uses development standards, protecting buffer easements, permanent open spaces or natural areas, other easements, and protective covenants, shall be forwarded by the MPC executive director to the clerk of superior court of Chatham County, Georgia, to be recorded. The planning commission shall provide the developer and the clerk of Chatham County with the map book number and page number in which the development plan and covenants have been recorded by the clerk of the superior court. The cost of such recording shall be paid by the developer and shall be deposited with the MPC prior to such recording.

(f) *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 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.