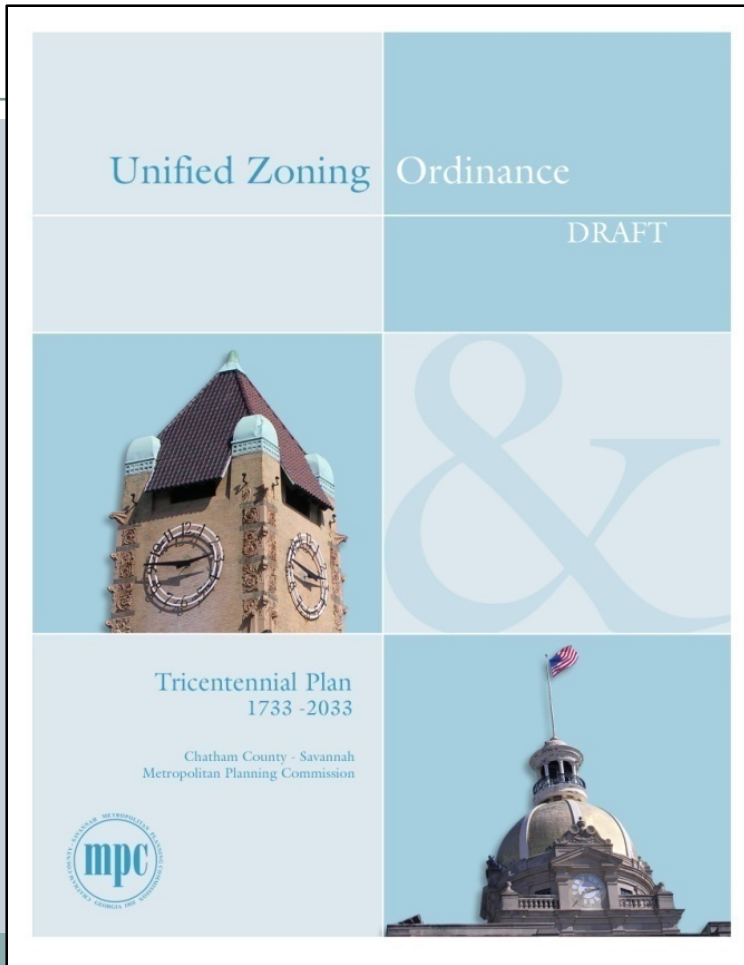


Unified Zoning Ordinance Update



TECHNICAL COMMITTEE MEETING
MARCH 18, 2009



Sections Currently Being Drafted

- **Historic Overlay Districts**

- Pin Point
- Historic District
- Thomas Square

- **Streets, Vehicular Access**

- Functional Road Classifications
- Street Cross-Sections
- Access Management

- **General Development Standards**

- Outdoor Storage & Display Areas
- Drive-thru areas

- **Natural Resources**

- Open Space

- **Manufactured Homes**

- Manufactured Home District (handout)
- Manufactured Home Park Overlay District (handout)

- **Zoning Maps**

- 14 of 25 maps have gone through staff review (ready for Technical Committee)

Status



Protected River Corridor Buffer





Protected River Corridor Buffer

Only Rivers Meeting Specific Criteria:

Ogeechee River
Savannah River

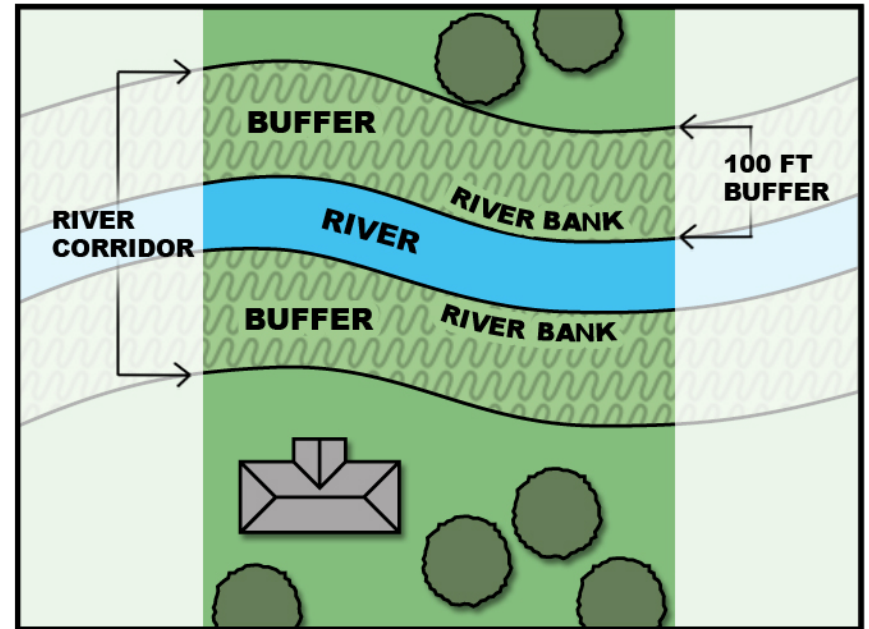
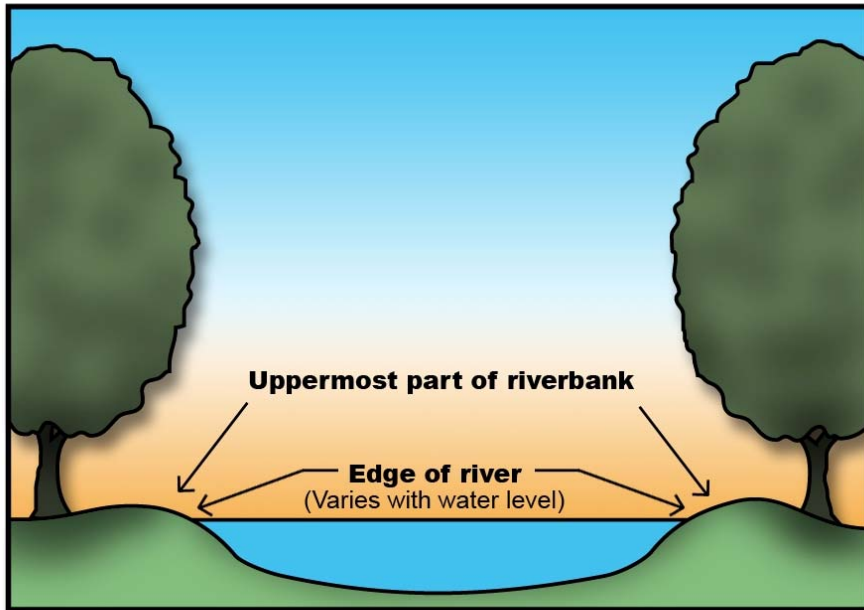
Limits or prohibits certain land disturbing activities and uses within a within a designated buffer area

Protected River Corridor Buffer

The purpose of the Protected River Corridor (“PRC”) buffer limits certain land disturbing activities and uses within a designated buffer in the areas of a perennial stream or watercourse with an average annual flow of at least 400 cubic feet per second pursuant to the provisions of the O.C.G.A. 12-2-8 of the Georgia Planning Act of 1989. The Savannah River and Ogeechee River meet this requirement in Chatham County but the Savannah River is exempt since it is a port facility.

The buffer aids in the protection of natural resources and the environment, including, but not limited to, the protection of river corridors; watersheds of streams and reservoirs that are used for public water supply; the purity of ground water; and, wetlands.

Protected River Corridor Buffer



Groundwater Recharge Area





Groundwater Recharge Area

•Existing Section of the City and County Zoning ordinance.

•Protects groundwater quality by restricting land uses within groundwater recharge areas.

Groundwater Recharge Area

The purpose of Groundwater Recharge Area is to protect groundwater quality by restricting land uses that generate, use or store pollutants within groundwater recharge areas pursuant to provisions of O.C.G.A. 12-2-8 of the Georgia Planning Act of 1989 and O.C.G.A. 12-16-1 of the Georgia Environmental Policy Act related to environmental planning criteria.

The boundaries of the Groundwater Recharge Area shall correspond to areas as defined by the Georgia Department of Natural Resources *Pollution Susceptibility Map in the Hydrologic Atlas*, latest edition.

This section places development standards on:

- ASTs,
- Agricultural Waste Impoundment Sites
- Hazardous Waste Materials Handling Operations
- And Permanent Stormwater Infiltration Basins

Lastly, it establishes minimum sizes for lots within groundwater recharge areas that are served by on-site sewage management systems and

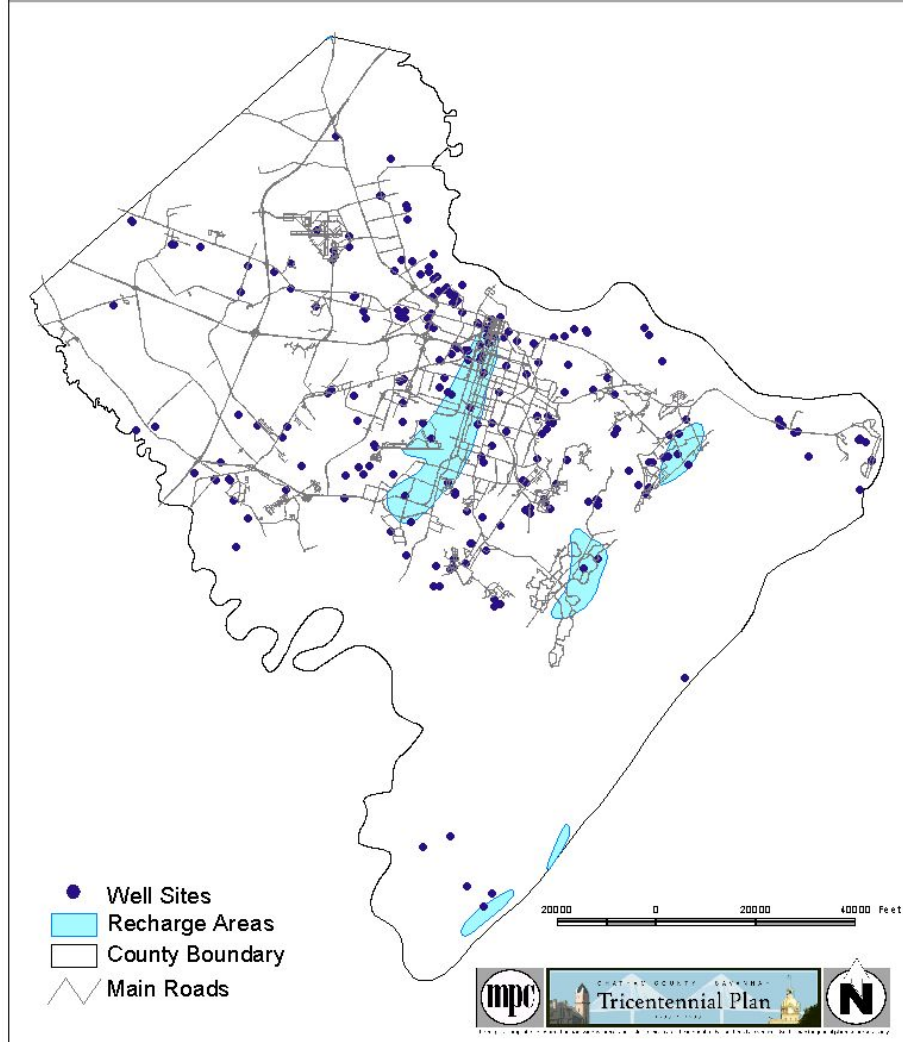


Groundwater Recharge Areas

Areas in light blue are those portions of the earth's surface where water infiltrates into the ground to replenish the aquifer.

These areas were defined by the Department of Natural Resources.

Figure 9.6
Groundwater Recharge Areas



Zoning Map Areas



Zoning Map Areas to be Reviewed Today



County Areas

- Wilmington Island
- Landings/ Isle of Hope

City Areas

- Montgomery Cross Road / White Bluff Road
- Coffee Bluff / Windsor Forest