

NOTE: This application must be accompanied by following information:

_____ A detailed description of the proposed activities, hours of operation, or number of units.

_____ 13 copies, no smaller than 11 x 17, of the proposed site plan and architectural renderings.

The Applicant certifies that he/she has read the requirements for Site Plan Approval and has provided the required information to the best of his/her ability in a truthful and honest manner.

Signature of Applicant

Date



CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you within the past two (2) years made campaign contributions or gave gifts having an aggregate value of \$250.00 or more to a member of the City of Tybee Island Planning Commission, or Mayor and Council or any local government official who will be considering the rezoning application?

YES _____ NO _____

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS OF \$250.00 OR MORE	GIFTS OF \$250.00 OR MORE	DATE OF CONTRIBUTION

IF YOU WISH TO SPEAK CONCERNING THE ATTACHED REZONING APPLICATION, THIS FORM MUST BE FILED WITH THE ZONING ADMINISTRATOR FIVE (5) DAYS PRIOR TO PLANNING COMMISSION MEETING IF CAMPAIGN CONTRIBUTIONS OR GIFTS IN EXCESS OF \$250.00 HAVE BEEN MADE TO ANY MEMBER OF THE PLANNING COMMISSION OR MAYOR AND COUNCIL.

Signature _____

Printed Name _____

Date _____

Sec. 5-070. Standards for special review.

Land uses listed in article 4 of this Land Development Code that are permitted after special review must follow an administrative procedure prior to the issuance of any land development permit.

(A) *Review criteria.* The planning commission shall hear and make recommendation upon such uses in a district that are permitted after special review. The application to establish such use shall be approved by the mayor and council on a finding that:

- (1) The proposed use will not be contrary to the purpose of this Land Development Code;
- (2) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers;
- (3) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use;
- (4) The proposed use will not be affected adversely by the existing uses of adjacent properties;
- (5) The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use;
- (6) The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

(B) *Additional mitigation requirements.* Planning commission may suggest and the mayor and council may impose or require such additional restrictions and standards (i.e., increased setbacks, buffer strips, screening, etc.):

- (1) As may be necessary to protect the health and safety of workers and residents in the community; and
- (2) To protect the value and use of property in the general neighborhood.

(C) *Adherence to requirements.* Provided that wherever the mayor and council shall find in the case of any permit granted pursuant to the provisions of these regulations, noncompliance of any term, condition, or restrictions upon which such permit was granted, the mayor and council shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.

(D) *Permit longevity.* Special review approval granted by the mayor and council shall be valid for a period of 12 months from the date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by mayor and council.

Sec. 3-080. Off-street parking requirements.

(A) *Residential off-street vehicle parking requirements.* Off-street parking facilities shall be provided and maintained on site or within 400 feet of the site for all buildings, structures or premises being used in whole or in part for residential purposes, or for any other use permitted in residential districts.

- (1) *Residential dwelling units.* For every dwelling unit there shall be provided at least two off-street parking spaces.
- (2) *Nursing homes, hospitals.* One parking space for each five patient beds plus one space for each staff doctor, plus one space for each employee on the largest shift.
- (3) *Theaters, auditoriums, gymnasiums and other places of assembly.* One parking space for each four seats provided in the main auditorium or for each 50 square feet of floor area available for the accommodation of movable seats in the largest assembly room or area.
- (4) *Public and private elementary and secondary schools (except assembly halls, auditoriums and gymnasium used in conjunction therewith).* One parking space for each 200 square feet of gross floor area devoted to such use.

(B) *Control of access to residential uses.* In order to promote the safety of motorists and pedestrians, the following regulations shall apply:

- (1) A driveway opening which connects a residential lot with a public street shall not be greater than 25 feet in width.
 - (2) There shall be no more than two driveway openings on any residential lot of any width. Lots of less than 100 feet in width shall have no more than one driveway opening.
 - (3) Two driveway openings shall not be closer than 50 feet from each other on the same lot.
 - (4) No driveway opening shall be constructed within 25 feet from any street intersection.
 - (5) No curb on any city street or right-of-way shall be cut or otherwise altered without prior written approval of the zoning administrator.
 - (6) All newly constructed driveways shall be constructed of pervious materials, including, but not limited to, gravel, crushed coral, oyster shells, pervious concrete, and the like.
- (C) *Commercial off-street parking.* Off-street parking facilities shall be provided and maintained for all buildings or premises being occupied or used in whole or in part for commercial activity as follows:
- (1) One parking space per each 200 square feet of retail or commercial gross floor area.
 - (2) Restaurants, nightclubs, beer parlors and similar establishments shall provide one parking space for each four seats based on a maximum seating capacity of 15 square feet per person plus one space for each two employees. Maximum seating capacity is calculated on the entire seating square footage including outdoor seating area.
 - (3) Hotels, motels: one parking space for each room to be rented.
 - (4) Maritime district:
 - (1) Parking shall be in conformance with required dimensions of the C-1 zoning district.
 - (2) Handicapped parking shall be available and accessible.
 - (3) Dock operators must provide one parking space for every 20 linear feet of dock (one side) designated for recreational boaters. Docks leased to commercial boats must allow for one space per boat, plus one space per crew and one space per each four seats for charter passengers.
- (D) *Off-street parking dimensions.*

TABLE INSET:

Off-Street Parking Dimensions			
<i>Stall Depth</i>	<i>Aisle Width</i>	<i>Parking Angle</i>	<i>Traffic Direction</i>
9× 18 feet	12 feet	30 degrees	one-way
9× 18 feet	13 feet	45 degrees	one-way
9× 18 feet	18 feet	60 degrees	one-way
9× 18 feet	24 feet	90 degrees	two-way

- (E) *Exemptions from off-street parking requirements.*
- 1. Existing structures with 2,000 square feet or less of floor area that exist in a C-010 zoning district may expand the floor area up to 4,000 square feet without having to meet the off-street parking requirements as long as the structure is completely located within 1,000 feet of a municipal parking lot.
 - 2. All churches or places of religious worship shall be exempt from all off-street parking requirements.