



**CITY OF TYBEE ISLAND
SUBDIVISION OF LAND APPLICATION**

Fee
____ Major Subdivision \$500
____ Minor Subdivision \$125

Applicant's Name _____

Address and location of subject property _____

PIN _____ Applicant's Telephone Number _____

Applicant's Mailing Address _____

Brief description of the land development activity and use of the land thereafter to take place on the property:

Property Owner's Name _____ Telephone Number _____

Property Owner's Address _____

Is Applicant the Property Owner? ____ Yes ____ No

If Applicant is the Property Owner, Proof of Ownership is attached: ____ Yes

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. ____ Yes

Current Zoning of Property _____ Current Use _____

Names and addresses of all adjacent property owners are attached: ____ Yes

If within two (2) years immediately preceding the filing of the Applicant's application for a zoning action, the Applicant has made campaign contributions aggregating to more than \$250 to the Mayor and any member of Council or any member of the Planning Commission, the Applicant and the Attorney representing the Applicant must disclose the following:

- a. The name of the local government official to whom the campaign contribution or gift was made;
- b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action, and the date of each contribution;
- c. An enumeration and description of each gift having a value of \$250 or more made by the Applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action.

Disclosure of Campaign Contributions form attachment hereto: ____ Yes

Signature of Applicant _____ Date _____

NOTE: Other specific data is required for each type of Subdivision of Land.

Fee Amount \$ _____ Check Number _____ Date _____

City Official _____

NOTE: This application must be accompanied by following information:

- _____ 13 copies, no smaller than 11 x 17, of the proposed subdivision with the building setback lines.
- _____ 4 copies, no smaller than 24 x 36, of the engineered drainage and infrastructure plan.
- _____ The name(s) of all proposed new street(s) or private drive(s).
- _____ 13 copies, no smaller than 11 x 17, of the existing tree survey and tree removal plan.

The Planning Commission may require elevations or other engineering drawings covering the proposed subdivision.

The Mayor and Council will not act upon a subdivision until the drainage and infrastructure plan has met the approval of the City's engineering consultant.

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

All new lots established within subdivisions shall conform to the lot area as set forth in the general provisions for each zoning district and the lot width shall be a minimum of 60 feet at the building line.

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. 5-130. Major subdivision plat procedure.

It shall be the duty of the planning commission to inspect preliminary plans and to recommend approval or disapproval of such plans. It shall be the duty of the planning commission to inspect final plats and the information submitted with such final plats, and to recommend approval of such final plats when the requirements of this article have been met and to recommend disapproval of such final plats when the requirements of this article have not been met. When the planning commission acts on a plat, it shall forward it to the mayor and council with its recommendations.

(A) *Action on preliminary plan.* If the planning commission finds that the proposed design of the subdivision shown on the preliminary plan complies with the design requirements of these regulations, it shall recommend approval of such preliminary plan to the mayor and council. If the planning commission finds that the proposed design of the subdivision shown on the preliminary plan does not comply with the design requirements of these regulations, then the planning commission shall either recommend disapproval of such plan or shall recommend approval of such plan on the condition that specified violations are corrected prior to the submittal of the final plat. When the mayor and council disapprove of a preliminary plan, it shall give the developer the reasons for such disapproval in writing. Except where an extension of time is authorized by the applicant, the planning commission shall have up to 30 days from the date of the submission of a preliminary plan to act on such plan. Unless the planning commission makes a recommendation for approval or disapproval on an application within the 30-day period, it shall be deemed that a recommendation of approval has been issued by the planning commission. The mayor and council, following review by the planning commission, shall hold a public hearing in accordance with the procedures applicable thereto. Following the public hearing, the mayor and council may approve, disapprove or require modifications to the subdivision plat.

(B) *When preliminary plan approved, work may proceed.* When a developer receives approval of the preliminary plan showing the design of his proposed subdivision, he may proceed with the construction of the subdivision, such construction shall conform with the design submitted to and approved by the mayor and council.

(C) *Time limit on preliminary approval.* The mayor and council's approval of a preliminary plan shall be valid for one year. If work has not started on a subdivision which has been granted preliminary plan approval on or before the end of this one-year period, then the plan of such subdivision shall be resubmitted for preliminary approval; provided, however, that this time may be extended unless changes have occurred in this article, or in the character of the property surrounding the property of the proposed subdivision which make it necessary to revise the design of the proposed subdivision as determined by the mayor and council.

(D) *Final plat.* Before a plat of a subdivision is recorded with the clerk of the Superior Court of Chatham County and the lots thereon offered for sale, an original and four prints of a final plat showing the final design of the subdivision shall be submitted to the planning commission for review. Until a final plat of a subdivision has been submitted to and reviewed by the planning commission and approved and signed by the zoning administrator, mayor, and clerk of the city, the clerk of the Superior Court of Chatham County shall not record the plat of such subdivision, nor shall the owner or agent of such subdivision be authorized to transfer or sell any of the land within such subdivision by reference to a plat. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission. The original copy of the final plat shall be drawn on 18" x 24" sheets of Mylar reproducible material at a scale of not less than 200 feet to the inch. Where necessary, the final plat may be several sheets accompanied by an index sheet showing the entire subdivision. The final plat shall contain the following information:

- (1) Primary control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
- (2) Tract boundary lines; right-of-way lines of streets; easements and other rights-of-way; property lines of all lots; and in all such cases with surveyed dimension, bearings or deflection angles, radii, arcs, and central angles of all curves shown.
- (3) Name and right-of-way width of each street or other right-of-way.
- (4) Location, dimensions, and purpose of any easement.
- (5) Number to identify each lot or site.
- (6) Purpose for which sites, other than residential lots, are dedicated or reserved.
- (7) Minimum building setback line on all lots and other sites.

- (8) Location and identification of monuments.
- (9) Names of record owners of adjoining unplatted land.
- (10) Reference to recorded subdivision plats of adjoining platted land by record name.
- (11) Certificate that all survey work was performed by a registered civil engineer or registered surveyor.
- (12) Statement by owner, on the plat, dedicating streets, rights-of-way, easements, and any sites for public use. This statement shall be signed by the owner, or his attorney as agent, and shall read as follows:

All streets, rights-of-way, easements, and any sites for public use as noted on this plat are hereby dedicated for the use intended.

(owner or attorney as agent)

Such dedications must be formally and specifically accepted by the mayor and council of the city before such dedications shall be binding on the city.

- (13) Title, scale, north arrow, and date.
- (14) Key map showing the location of the subdivision in the city.
- (15) All plats shall show the expected limits of the 100-year flood where appropriate.
- (16) Any further requirements as specified by O.C.G.A. § 15-6-67.

[(E) Reserved.]

(F) *Certificate from county health department.* If lots are to be served by neither public sewers nor public water, nor both then the final plat shall be accompanied by a certificate from the county health department certifying health department approval of the water supply system and/or waste disposal system to be used and health department approval of lot sizes and lot widths established in such subdivision.

(G) *Certificate from engineer.* At the time the final plat is submitted, it shall be accompanied by a certificate from the developer's engineer certifying that the subdivider has complied with either of the following conditions:

- (1) All improvements have been installed in accord with the requirements of this article and the flood damage prevention provisions for the city (article 8 of this Land Development Code) and in accord with the design approved by the mayor and council on the preliminary plan; and
- (2) A bond, escrow account or certified check has been posted, which is available to the city, and in sufficient amount to assure the completion of all required improvements, as well as to assure the maintenance thereof for a period of not more than 12 months after completion. The mayor and council may reduce the bond or escrow account 50 percent at the end of six months. At the end of the second six months, the developer shall request an inspection, and if no faults or failures have developed, the mayor and council shall release the bond or escrow. Such bond or escrow shall remain in force until released by the mayor and council after due inspection of said improvements and shall not automatically expire at the end of 12 months.

(H) *Filing the final plat.* The final plat shall be filed with the planning commission not less than 20 days prior to a regular meeting of the planning commission.

(I) *Action on final plat.* If the planning commission finds that all the requirements of this section have been met, it shall recommend approval of the final plat and submit such plat to the mayor and council. If the planning commission finds that all the requirements of this section have not been met, and after deficiencies have been discussed and reviewed with the sponsor, and the sponsor given a period of time which shall not exceed 90 days to take corrective action, then the planning commission shall recommend disapproval of the final plat to the mayor and council and shall set forth its reasons for such recommendations in writing. Except where an extension of time is authorized [stipulated] by the applicant for final plat review, the planning commission shall have 30 days from the date of the submission of a final plat to submit its recommendations on such plat to the mayor and council. Unless such action is taken within such 30-day period, then such plat shall be deemed to have received a

recommendation for approval from the planning commission, and the mayor and council may take final action on such plat without waiting further for the recommendations of the planning commission.

(1) When the final plat has been approved, the city shall present the final plat to the clerk of the Superior Court of Chatham County to be recorded. The zoning administrator shall provide the subdivider with the subdivision map book number and page number in which the subdivision has been recorded by the clerk of the superior court. The cost of such recording shall be paid by the subdivider and shall be deposited with the city clerk prior to such recording.

(2) After the final plat of the subdivision has been recorded, then all lots shown on such subdivision may be made available for sale and such subdivision shall be entitled to all privileges and services available to other subdivisions within the city.

(J) *Revisions to recorded plat.* If during the development process revisions must be made to either the preliminary or final plat as approved by the health department, engineer, planning commission or mayor and council, the following shall apply:

(1) *Major revisions.* The subdivider shall file with the planning commission copies of the proposed revision to a recorded plat together with all supporting information as required by these regulations. Proposed revisions to a recorded plat which alter or change in any way the street and/or utility layout of said plat shall be submitted as a preliminary plan in accordance with subsection (A) of this section.

(2) *Minor revisions.* Proposed revisions to a recorded plat which do not alter or change in any way the street and/or utility layout of said plat shall be submitted as follows: the subdivider shall file with the planning commission four copies of the original plat with all minor revisions shown in red. The plats shall be accompanied by a statement signed by all affected property owners acknowledging their awareness of and approval of the revisions. Proposed revisions shall be reviewed by the planning commission. Upon a finding that the revisions comply with all applicable regulations, the revised plats shall be submitted to the mayor and council for approval. One copy of the approved plat shall be recorded and one copy shall be attached to the originally recorded plat as part of the public record.

Sec. 5-140. Minor subdivision plat approval procedure.

Minor subdivisions may be submitted as final plats, and shall comply with the requirements of these regulations, including minimum finished floor elevation requirements, with the following exceptions:

(A) Setback and dead-end street regulations established in article 10 will not apply unless the streets' original development and the lots' original establishment was governed by this Land Development Code. Setback shall not be less than the average setback existing in the blocks on each end of the affected city block, in the street affected.

(B) Topographic information shall be required.

(C) Only one benchmark shall be required. An existing accessible benchmark within 200 feet of petitioner's property, if shown on the plat, shall satisfy this requirement.

(D) A drainage plan with supporting calculations is required. The plan and calculations shall be prepared by a professional engineer licensed by the state to provide such services.

(E) Provided that where a series of minor subdivisions are developed or proposed immediately adjacent to one another, the planning commission or mayor and council may require the developer to comply with the procedures for major subdivisions.

(F) Residential lots having peculiar shape or topography may be approved utilizing private driveway access easements, provided the purpose and intent of these regulations are met. Such easements shall have a minimum width of 20 feet. The following notation shall be placed on the subdivision plat: "The private driveway access easement is hereby dedicated perpetually for use by the owners and residents of all lots within this subdivision and will not be maintained by the city." This provision will only be applicable to minor subdivisions.

(G) Duplexes separated by a firewall that extends at least three feet above the roofline.

(H) In the event the applicant has no present plans to construct on the property, an appropriate statement shall appear upon the plat to the effect that all drainage requirements must be met prior to

the issuance of a building permit on any lot in the subdivision and that there will be compliance with article V, chapter 22 of the city Code except to the extent the requirements of that article may be inconsistent with this section.

Sec. 5-150. Standards for subdivision proposals.

- (A) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (B) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (C) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (D) Base flood elevation data shall be provided for subdivision proposals and other proposed development.

Sec. 7-035. Tree protection during plat and plan approval.

During the subdivision plat approval process and also during the site plan approval process, the existing location of all significant trees shall be considered so as to preserve such trees unless no feasible alternative exists in order to make reasonable, beneficial economic use of the property. To be considered are the locations and the anticipated locations of drainage and utility structures, water and sewer lines, streets, sidewalks, driveways, final site contours, building footprints, and other impacts on existing significant trees. When no feasible alternative exists except to remove existing significant trees, their planned removal shall be noted on the plans, as well as the location, size and types of the trees planned to meet mitigation requirements as outlined in section 7-080.

(Ord. of 9-22-2005)

Sec. 3-090. Schedule of development regulations.

A. Schedule of residential district dimensional requirements.

Zoning Districts	Minimum Lot Area (square feet)			Minimum Yard Setback Distance*			Maximum Structure Height Limits
	Single-Family	Two-Family	Multi Family	Front	Rear	Side	
-	Single-Family	Two-Family	Multi Family	Front	Rear	Side	-
R-1	12,000	Not permitted	Not permitted	20	20	10	35
R-1-B	6,600	Not permitted	Not permitted	20	10	10	35
R-2	4,500	6,750	Not permitted	20	10	10	35
MD	4,500	6,750		20	10	10	35
C-MD	-	-	8,000 buildable to 80% of the property	20	10	10	35
RT	7,000	8,000	8,000 buildable to 80% of the property exclusive of the setbacks	20	20	10	35

1. In the event of detached duplexes, the minimum lot size shall be 9,000 square feet and there shall be a separation of open space of 20 feet between the closest points of the completed dwelling units. Further, all other setback requirements apply.
2. In any residential district (R-1, R-1-B, R-2 and RT) where the average front setback distance for existing buildings on all lots located wholly or partly within 200 feet of any lot, and within the same zoning district and fronting on the same side of the same street as such lot, is less than the minimum setback required in such zoning district, the front setback on such lot may be less than the required setback but not less than the existing average setback distance for all lots with 200 feet, provided that in no case shall the front setback on new construction be less than ten feet. When lots within 200 feet are vacant such vacant lots shall be considered as having the minimum required setback for the purpose of computing an average setback distance.

*B. Schedule of commercial district dimensional requirements.*****

***Zone	Minimum Lot Area (Sq. Ft.)	Front Yard	Rear Yard	Side Yard	Structure Heights
C-1(A)		0	None required except 25 feet** if bordering residential district.	None required except 25 feet** if bordering residential district.	35
C-1(B)		8	6	5	35
C-1(C)	1,125 per unit	20	10	10	35
C-2		10	6	6	35
MD		20	10	10	35
TBR		20	10	10	35

*When abutting public streets, any principal building shall be located no nearer than five feet to that lot line.

**Where commercial establishment abuts residential zoning, a suitable screen will be required. See section 3-160. This screen shall be either natural (planting) or manmade and shall be required. This screen shall be either natural (planting) or manmade and shall be maintained in good order and approved by the zoning administrator. Minimum height is six feet.

*** C-1(A) Retail uses and food/beverage service uses.

C-1(B) Hotel and motel uses, with 80 percent maximum lot coverage.

C-1(C) Residential uses, including single-family, two-family, and multi family (triplexes, quadraplexes, townhomes, apartments, tourist homes, condominiums, timeshares, and similar uses), bed and breakfast uses, and public structures.

****Chapter 26, article III of the city Code: Fire Prevention Code applies to all districts. See section 26-70 of the city Code for requirements for all structures closer than ten feet (measured from closest point of structure) from property lines and multiple buildings on a single lot.

C. *Buildings above 35 feet.* If a variance is granted by the mayor and council for a building with a height in excess of 35 feet, in no event shall a building permit be granted without the following restrictions.

1. Structures greater than 35 feet in height shall be fully equipped with fire safe guards consisting of sprinkler systems, smoke detectors and any other fire protection measures deemed necessary at the time by the mayor and council.
2. Before a permit can be granted on said request, an affidavit of the builder and owner must be executed agreeing to same to be completed within an agreed upon reasonable time.

ARTICLE 10. SUBDIVISION REGULATIONS

Sec. 10-020. Authority.

The mayor and council of the city, pursuant to the authority conferred by the provisions of the Georgia Code, annotated, do ordain and enact into law the following articles and sections.

Sec. 10-030. Area embraced.

The jurisdiction of this article shall be all that area within the corporate limits of the city.

Sec. 10-040. Purpose.

The various sections of this article are adopted for the following purposes, among others:

(A) To help conserve and protect the natural, economic, and scenic resources of the city.

(B) To help prevent and reduce the traffic congestion and traffic hazards which result from narrow or poorly aligned streets, and which result from excessive entrance and exit points along major traffic arteries.

(C) To help eliminate the costly maintenance problems which develop when streets and lots are laid out without proper consideration being given to the drainage characteristics of the tract of land at the time the land is being subdivided into streets and lots.

(D) To help prevent the spread of urban blight and slums.

(E) To help ensure that residential lots will be of such design, area, and width as will prevent health and sanitation problems from developing in those subdivisions with lots to be served by individual water supply and waste disposal systems.

(F) To help ensure that all building lots will be accessible to firefighting equipment, and other emergency and service vehicles.

(G) To help protect the investments of the buyers of subdivision lots.

(H) To help promote and protect the health, safety, prosperity, and welfare of the citizens of the city, and for other purposes.

Sec. 10-050. Minor subdivisions.

In the case of a minor subdivision which shall have lots fronting only on an existing, open, and public street and which does not require a new street and each new lot meets the minimum lot size requirements of section 3-090 for the current zoning district, the developer of such subdivision shall only be required to submit a final plat.

Sec. 10-060. Variance.

When a peculiar shape, or the topography of a tract of land, or other unusual condition, makes it impractical for a developer to comply with the literal interpretations of the design requirements of this article, the mayor and council, following a recommendation of the planning commission may approve variances to these regulations; provided, however, that in so doing, the intents and purposes of this article are not violated. For such a variance to be considered, the applicant must follow the variance requirements in section 5-090 as well as the subdivision approval procedures.

Sec. 10-070. Illegal land subdivision.

Unless a subdivision hereafter established shall be designed, developed, and recorded in accordance with the provisions of this article, then:

(A) The city shall not accept the dedication of any street within such subdivision, nor shall the city improve, maintain, grade, pave, or light any street within such subdivision unless such street or streets shall have received the status of public streets prior to the adoption of the ordinance from which this article is derived.

(B) The city shall not assume any responsibility for drainage problems within such subdivision unless city-owned and maintained drainage structures already exist in such subdivisions.

(C) The city shall not issue a building permit within such subdivision.

(D) No unit of local government shall be authorized to extend any publicly operated service or utility into such subdivision.

Sec. 10-080. Design standards.

(A) *Minimum design standards and improvements.* In order that various purposes of this article may be accomplished, all subdivisions hereafter established shall be developed and improved in accordance with the minimum design standards set forth in this article. Provided, those parcels recorded prior to the effective date of these regulations which abut an unopened road shall not be developed until such road or portion thereof has been opened and paved according to city specifications or as certified to be paved in accordance with subsection (E) of these regulations. Final approval shall not be given a subdivision until all appropriate design standards have been met and until all appropriate required improvements have either been installed or an appropriate bond or certified check has been posted to secure the installation of such improvements.

(B) *Benchmarks.* At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided.

(C) *Monuments.* The subdivider shall provide stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points of curvature in each street. The top of the monument shall contain a metal pin or be scored with an indented cross to properly identify the location. The subdivider shall also provide all interior lot corners of subdivisions with concrete monuments, iron pins, or iron pipes. Iron pipes shall be at least one-half inch in diameter and 24 inches in length.

(D) *Streets.* Except as hereinafter provided, all streets established in any subdivision shall comply with the following general provisions:

(1) *Continuation of existing street pattern.* The arrangement of streets in a subdivision shall provide for the alignment with, or the continuation of the appropriate projection of existing principle streets in surrounding areas.

(2) *Street jogs.* Street jogs or centerline offsets in the horizontal alignment of streets across intersection of less than 150 feet shall be prohibited.

(3) *Intersections.* The centerline of no more than two streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no streets shall intersect any other street at less than 60 degrees. Curved streets shall have a minimum tangent of 100 feet at intersection.

(4) *Streets intersecting with major arterials and secondary arterials* . New street entrances on roads designated or classified as arterials shall be not less than 500 feet apart. However, the mayor and council may reduce these requirements whenever they determine that such action will not be contrary to the purpose of this article.

(5) *Subdivisions on arterial streets*. Where a subdivision abuts or contains an existing or proposed arterial street, the mayor and council may require marginal access streets, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with rear service lanes, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

(6) *Minimum curb and street radius*. The lot line radius at intersecting streets shall be not less than 20 feet. The centerline radius of all curvilinear streets shall be not less than 75 feet.

(7) *Permanent dead-end streets*. Dead-end streets, designed to be such permanently, shall be provided at the closed end with a turnaround having an outside roadway diameter of not less than 80 feet, and a right-of-way diameter of not less than 100 feet.

(8) *Temporary dead-end streets*. Temporary dead-end streets shall be provided with a temporary turnaround area which shall meet the requirements for design, maintenance, and removal as approved by the mayor and council.

(9) *Half streets*. Half streets shall not be permitted within a subdivision.

(10) *Interior streets*. Interior streets within subdivisions shall be so laid out and designed that their use by through traffic and speeding traffic will be discouraged.

(11) *Street names*. All streets within a subdivision hereafter established shall be named. No name shall be used which will duplicate or be confused with existing street names.

(12) *Additional right-of-way*. A proposed subdivision that includes a platted street that does not conform to the minimum right-of-way requirements of this article shall provide for the dedication of additional right-of-way required by ordinance. If the proposed subdivision abuts only one side of said street then a minimum of one-half of the required extra right-of-way shall be dedicated by such subdivision.

(13) *Street access to adjoining property*. Whenever the mayor and council find that street access to adjoining property is needed, a street right-of-way shall be extended to the boundary of such property and such right-of-way shall be dedicated to the public as an unopened street. When such unopened street is required for access to property, then the developer of the property for which access is required shall be responsible for opening and improving the unopened street.

(14) *Street name markers*. Street name markers which shall be constructed to city specifications shall be installed at all street intersections.

(15) *Major thoroughfare plan*. When the major thoroughfare plan of the community shows proposed arterial streets and collector streets within a proposed subdivision, the subdivider shall design the street system within such subdivision to conform with the location and arrangement of such arterial streets and collector streets.

(16) *Sidewalk*. Sidewalks may be installed on all major arterials for single-family and multi family residential, and on major and secondary arterials for commercial.

(E) *Street design and construction specifications*. Except as hereinafter provided, all streets established in any subdivision shall be designed and constructed in accordance with the following specifications:

List of Specifications	Type of Streets				
	Arterial streets	Collector streets	Minor streets	Marginal access street	Private drives
(1)Minimum right-of-way	60 ft.	60 ft.	60 ft.	40 ft.	20 ft.
			optional		optional
[(2)Reserved]					
(3)Width of shoulders (ditches)	8 ft.	8 ft.	8 ft.	8 ft.	optional
(4)Back slope (curb and gutter)	8 ft.	8 ft.	8 ft.	8 ft.	optional
(5a)Maximum slope of shoulders or back slope	One inch for every one foot				optional
(5b)Minimum slope of shoulders or back slope	One-half an inch per one foot				optional
(6)Pavement width	30 ft.	30 ft.	26 ft.	20 ft.	optional
(7)Percent base course or subbase compaction, modified proctor**	100%*	95%*	95%*	95%*	optional
(8)Type of paving	Asphalt or concrete installed to city specifications.				optional

(9)Distance between reverse curves	100 ft.	100 ft.	100 ft.	100 ft.	optional
(10)Minimum street centerline elevation	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.	optional

*Field density check tests shall be taken at the rate of one test per 1,500 square yards of paving.

**Proctor tests shall be made from representative soil sands taken from the area to be paved.

(11) Drainage. Developer's engineer shall certify that the subdivision will drain adequately.

Additional right-of-way for roadside ditches may be required when needed. In addition, all subdivisions and all expansions of old subdivisions shall be provided with drainage structures sufficient to accommodate a ten-year storm with immediate runoff; with outfall drainage and structures sufficient to accommodate a 50-year storm flood.

(12) Storm drainage structures. No storm drainage system shall be allowed to discharge on the beach.

(13) Sidewalks. All sidewalks are to be made of Portland cement concrete and meet or exceed the following lengths:

- a. Single-family. four feet, four inches (not required on minor or private streets).
- b. Multi family. six feet, four inches.
- c. Commercial. eight feet, four inches.

Notwithstanding any other specifications for streets contained in this subsection, any minor subdivisions which propose to have a private drive shall require a private drive of at least 20 feet in width. Major subdivisions which have marginal city streets must have a minimum right-of-way of 40 feet and an 80 foot cul-de-sac shall be required except on through streets. On subdivisions of nine or more lots there shall be a minor city street required of a 60-foot right-of-way with an 80-foot cul-de-sac on nonthrough streets. Subdivisions may not be staggered or developed in such a way so as to avoid or reduce the requirements of this provision.

(F) *Lots*. All lots which shall hereafter be established within a subdivision shall comply with the following design standards:

(1) *Street access*. Each lot shall abut on a public street or a private street which shall be dedicated as a public street that conforms to the design requirements of this article. However, a single-family lot which does not abut a public street may be served by a perpetual privately maintained drive.

(2) *Lot lines*. Side lot lines shall be as nearly as practical at right angles to straight street lines and radial to curved street lines.

(3) *Corner lots*. Corner lots for residential use shall be provided with sufficient width and depth to permit the establishment of front yard building setback lines from both streets.

(4) *Double frontage lots*. Double frontage lots shall only be permitted where it shall be found necessary to separate a development from major arterials or to overcome specific disadvantages of topography and orientation.

(5) *Residential lots in floodplain*. Residential subdivision lots shall be prohibited within floodplain areas where the cost of providing governmental services in the area would pose an unreasonable economic burden.

(6) *Width and area requirements*. Lots hereafter established within subdivisions shall conform to the lot area as set forth in the general provisions for each zoning district and the lot width shall be a minimum of 60 feet at the building line.

(G) *Blocks*. All blocks hereafter established within a subdivision shall conform to the following design standards. In order that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas and in order to help prevent traffic congestion and traffic hazards, the length of blocks hereafter established shall not exceed 1,800 feet.

(H) *Easement*. The following kinds of easements shall be required within subdivisions:

(1) *Utility easements*. Public utility easements shall be provided where necessary. Such easements shall be not less than 15 feet in width and shall be centered on side or rear property lines when possible. The location, elevation and construction of all public utilities and facilities, such as sewer, gas, electrical and water systems and streets, shall be in such a manner as to minimize or eliminate damage by flooding.

(2) *Drainage*. Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a stormwater easement or drainage right-of-way which shall conform substantially with the lines of such watercourse, drainageway, channel, or stream or shall be of such additional width or construction, or both, as will be adequate for the purpose.

(3) *Maintenance easement*. Where a drainage canal is such size that it requires mechanical means for cleaning, such as a dragline, there shall be a 12-foot access easement on either side of such canal for access purposes.

(I) *Water supply and sanitary sewage*. Water and sewage facilities shall conform to the following requirements:

(1) *Public water and public sewer*. When feasible every portion of a subdivision shall be served by public water; when feasible, as determined by the mayor and council, every portion of a subdivision shall be served by a sanitary sewer

system. All such systems shall be designed to preclude infiltration of floodwater into the system and discharges from the system into floodwater.

(2) *Private water and private sewerage.* Where either public water or public sewers or both are not available to a subdivision as determined by the mayor and council and a subdivider shall decide to establish a private water supply system and a private sewer system, then the plans and specifications for such private water system and sewer shall be so located as to avoid impairment of them, or contamination from them, during times of flooding.

(3) *Publicly owned water and sewer systems.* Water and sewer systems must be constructed in accordance with Chatham County Health Department specifications; sewer systems must connect to an existing publicly owned treatment plant, where practical, and both water and sewer systems and trunk lines shall be conveyed to the city.

(J) *Preservation of noteworthy features.*

(1) In all subdivisions, to the maximum degree reasonably practicable, efforts shall be made to preserve historic sites, scenic points, large trees and other desirable natural growths, watercourses and other water areas, and other features worthy of preservation, either as portions of public sites and open spaces, or in such other forms as to provide amenity to the neighborhood.

(2) Large trees or other desirable natural growths located in public or private street rights-of-way or public or private easements shall not be removed unless such removal is necessary for the installation of utilities or drainage structures or for other purposes in the public interest and approved by the mayor and council.

(3) Such removal may be prohibited if the amenity of adjacent property or the amenity of the general neighborhood is adversely affected.

(Ord. No. 2005-16, § 1, 5-26-2005)