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New Zoning Ordinance Update

**Presentation to the Mayor and Aldermen
City of Savannah
August 16, 2018**



Discussion

- **Background**
- **Benefits of NewZO**
- **Zoning Conversion**
- **Inclusion of Parking Matters Study**
- **Public Comment**
- **Where Are We in the Process?**



Background

- **January 9, 2007:**
 - 1st public meeting with the Planning Commission to discuss zoning ordinance update
- **Between 2007 and 2011:**
 - Approximately 75 meetings held
 - Meetings included Technical and Advisory Committees, Community Groups, the Planning Commission and Elected Officials. The subsequent draft releases followed a similar process and included over 300 total meetings
- **June 2011:**
 - Draft 1 released
- **July 2012:**
 - Draft 2 Released
- **October 2014:**
 - Draft 3 Released
- **Available for Review:**
 - Draft 4 Current Draft



Why Do We Need a NewZO?

Benefits...

- Reduces Impact of Incompatible Zoning in Each District
- Reduces Requests for Variances
- Provides Framework for Improving Neglected Communities
- Improves Predictability in Development Process
- Addresses Needs of 21st Century Development
- Recognizes Existing Development Patterns
- Reduces Nonconformity



BENEFIT: Reduces Nonconformities

- Nonconforming conditions are significantly reduced by the adoption of NewZO
- In single family residential classification (R-6) nonconforming conditions are reduced by over **80%**

Current Ordinance = **6,517** Nonconformities

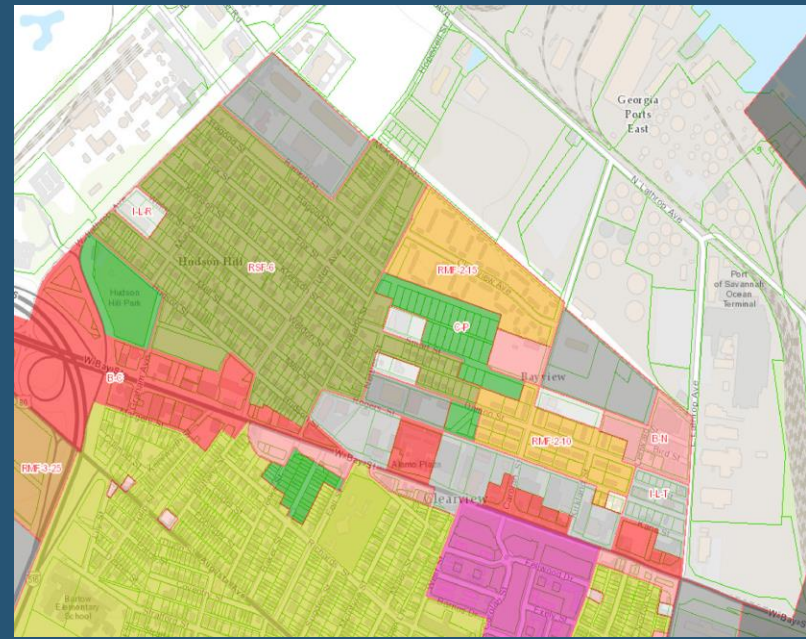
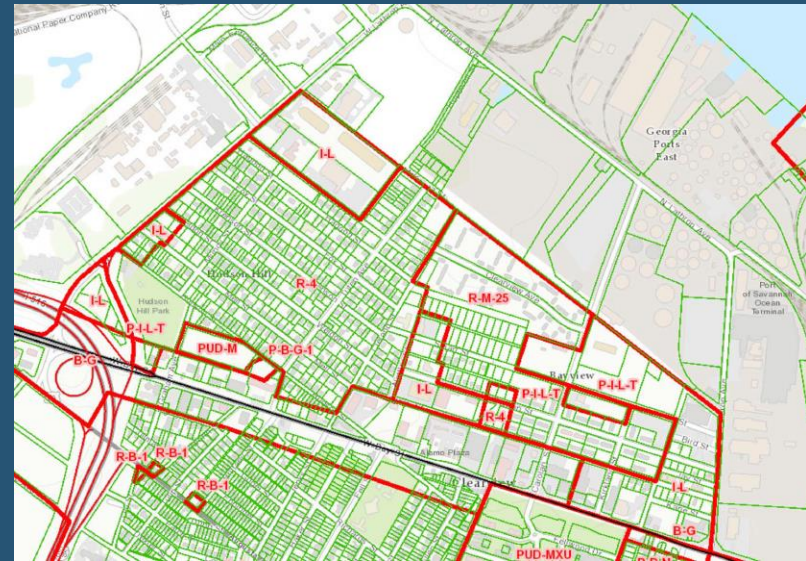
NewZO = **1,291** Nonconformities

BENEFIT: Reduces Incompatible Zoning

- Neighborhoods suffer from the impacts of incompatible zoning
- NewZO diminishes the instances where heavy commercial and industrial zoning is adjacent to residential

EXAMPLE: HUDSON HILL COMMUNITY

- Existing zoning with little transition between residential and non residential uses
- Proposed zoning emphasizes transition and down zoning of heavy commercial where it is incompatible



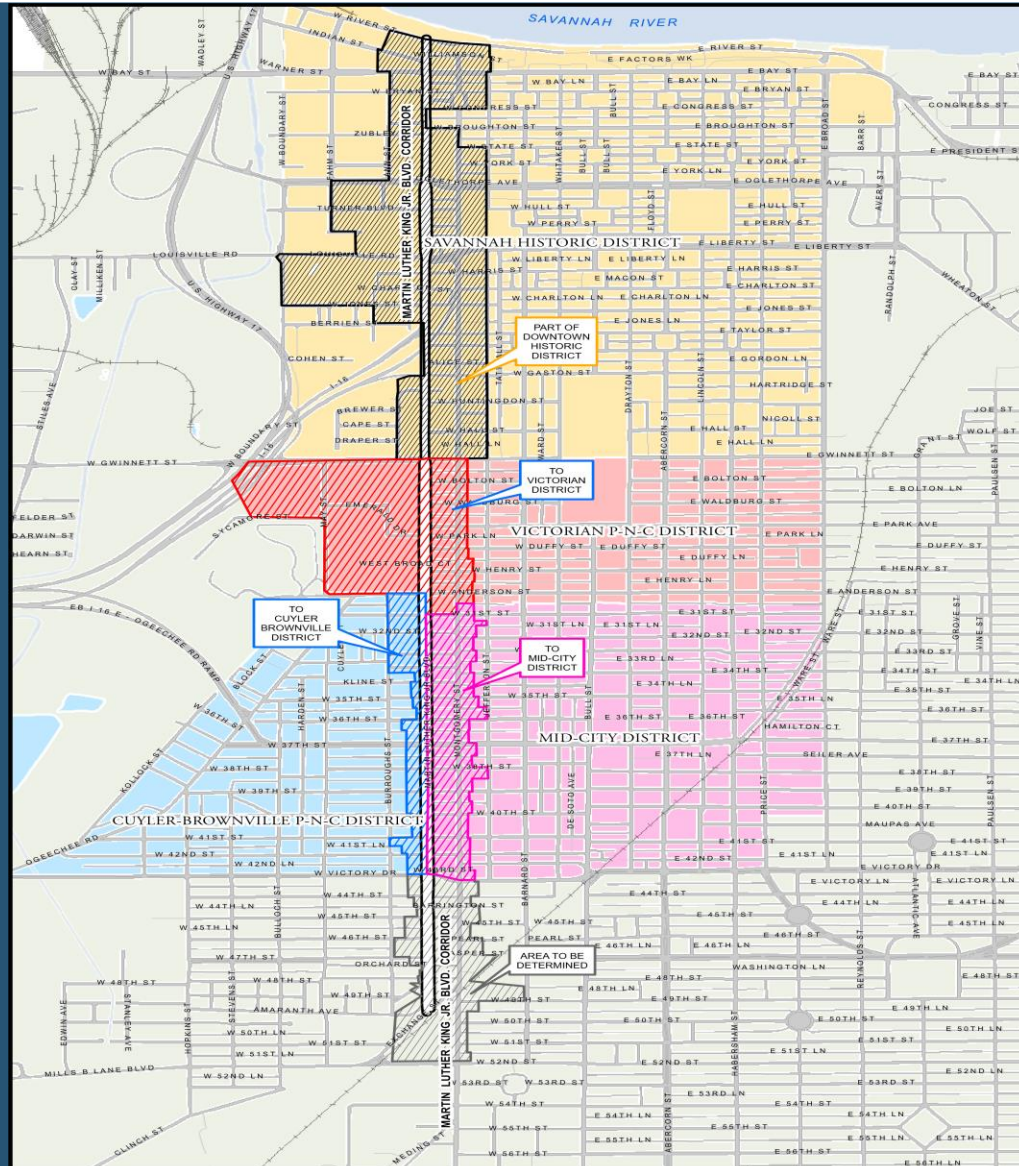


BENEFIT: Adaptability in the Face of Change Permitting Greater Flexibility

- **Flexible use regulations**
- **Allowing unique or innovative businesses to quickly gain approval**
- **Applying consistent standards across an entire category of uses**

BENEFIT: Provides Framework for Improving Neglected Communities

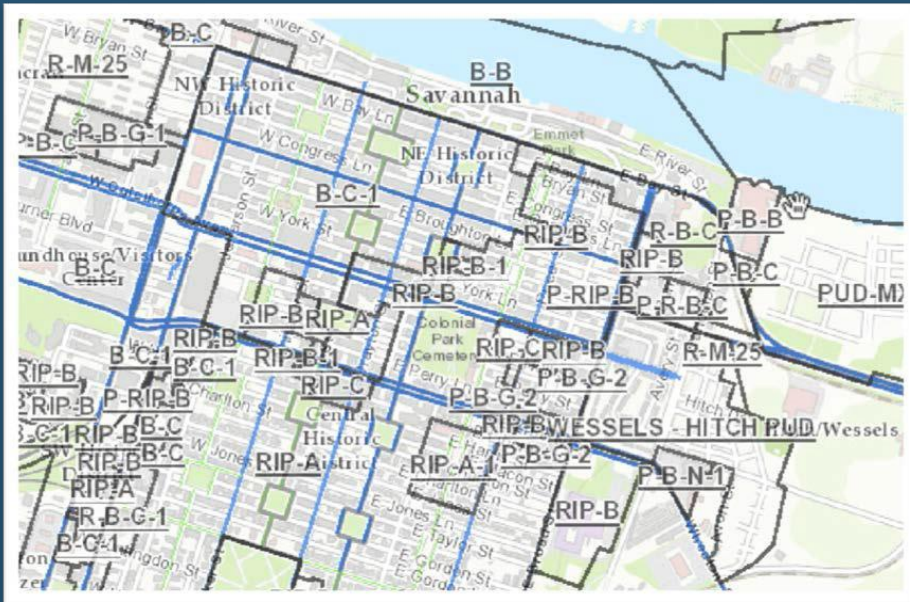
- Some areas of the city have not benefited from neighborhood specific planning efforts
- NewZO addresses:
 - Update to zoning map
 - Overlay districts and boundaries



Zoning Conversion

- Zoning Map is being converted in this process
- While most zoning classifications primary change is in nomenclature, a process has to be put in place to review requests for zoning corrections

Present



Future





How are we improving NewZO?

- **Creating a Hybrid Form Based district or districts to provide maximum flexibility**
- **Reviewing processes between City and MPC**
- **Incorporating Parking Matters Study into NewZO following evaluation by consultant team**
- **Addressing comments gathered from stakeholder meetings**



Improving NewZO

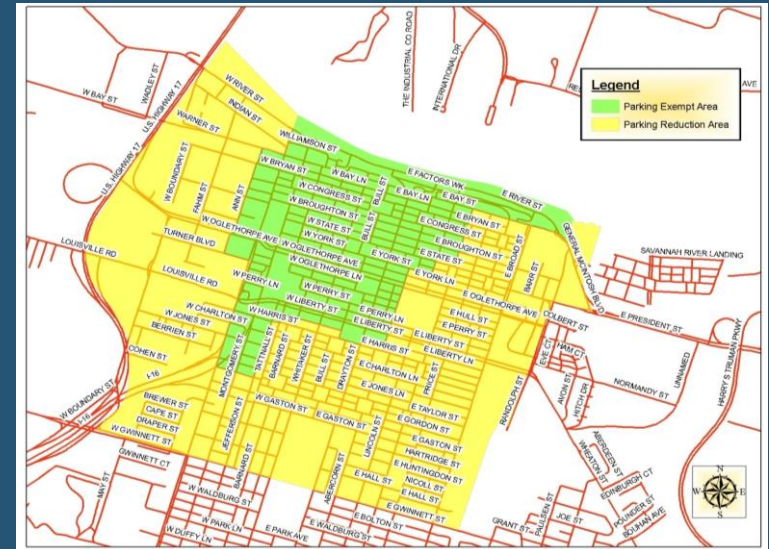


PARKING MATTERS

A Strategic Plan for
Parking + Mobility
in Savannah

Current versus NewZO Parking Requirements

- NewZO proposes lower minimum ratios for select uses; offers more substantial reductions in Downtown and Victorian/Streetcar districts
- Core of downtown (generally following Parking Matters “Historic District Business Core” analysis area) allows complete exemption
- NewZO increases distance-based thresholds for parking sharing:
 - 1,300 feet in Downtown parking district
 - 600 feet for other non-residential
 - 300 feet for other residential





Comparing Current and NewZO requirements

Major Land Use Type	Special Reductions	Comparison to National Patterns		NEWZO Comparison to Peer (Charleston)
		Current	NEWZO	
Residential	20-50% (reduced to 1 per unit in both districts)	Above	Above	Smaller units below, larger units above
Hotel	25%	Consistent/Below	Consistent/Below	Consistent
Group Housing	None	Consistent/Below	Consistent/Below	Above (Dorms)
Arts and Culture	25% (V-S); 40% (Downtown)	Consistent/Below	Consistent/Below	Below (Library/Museum); Above (Performing)
Office	25%	Above	Above	Above
Food Retail	50-60% for first 5,000 SF	Below	Below	Above
General Merchandise Retail	50% for first 5,000 SF (V-S District); 50% for all (Downtown)	Above	Above	Above/below (depends on context)
Restaurants	25% (V-S); 40% (Downtown)	Below	Below	Below



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Office	25%	Above	Above	Above
Food Retail	50-60% for first 5,000 SF	Below	Below	Above
General	50% for first 5,000 SF (Downtown); 50% for all (Downtown)	Above	Above	Above/below (depends on context)
Professional	25% (V-S); 40% (Downtown)	Below	Below	Below

For uses where NEWZO is **ABOVE** national patterns:

Will the proposed Downtown and Victorian-Streetcar Reductions enable provision of too little parking?

For uses where NEWZO is **BELOW** national patterns:

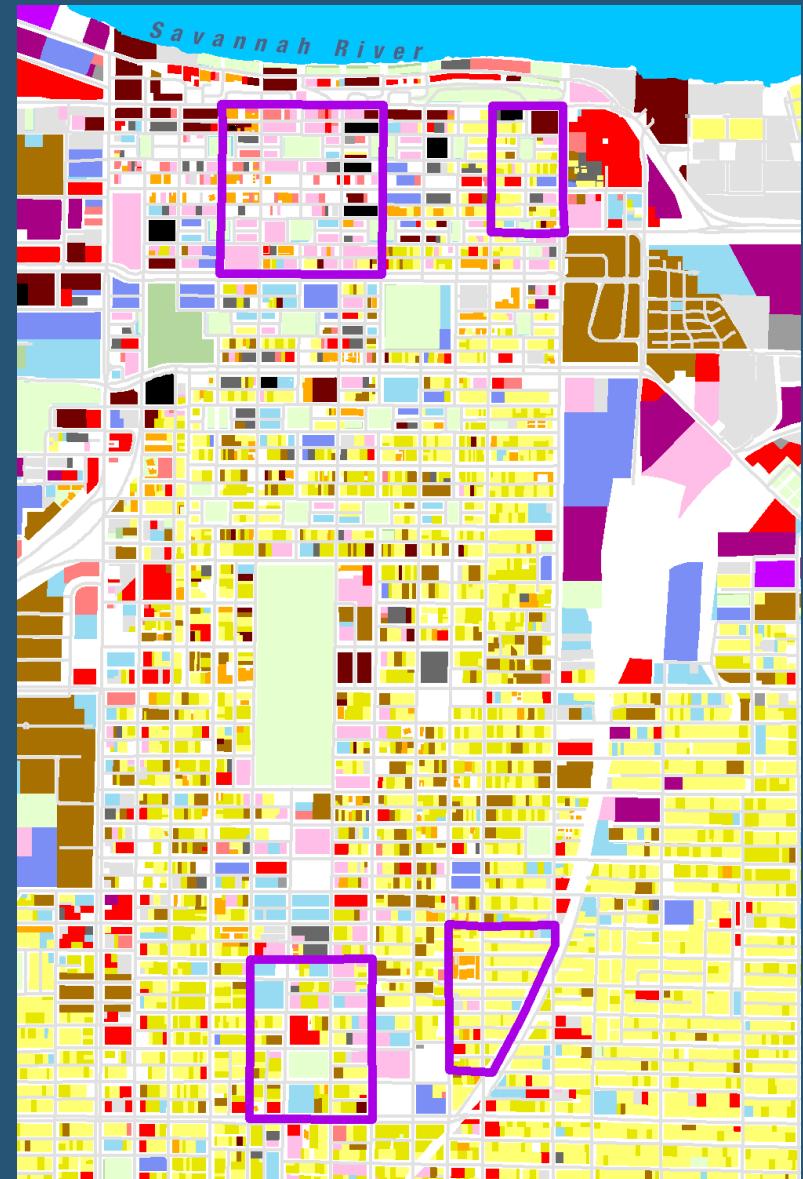
Does the base requirement constitute too little parking?

Are sharing distances appropriate?



Land Use/Parking Occupancy Analysis

Reviewed 4 different focus areas to test current development, expected demand, and actual observed parking occupancy from Parking Matters study





4 Focus Areas

Central Business District:

Largest mix of office, retail and hotel uses in the overall core study area; proposed Downtown reductions greatest here

East Broad:

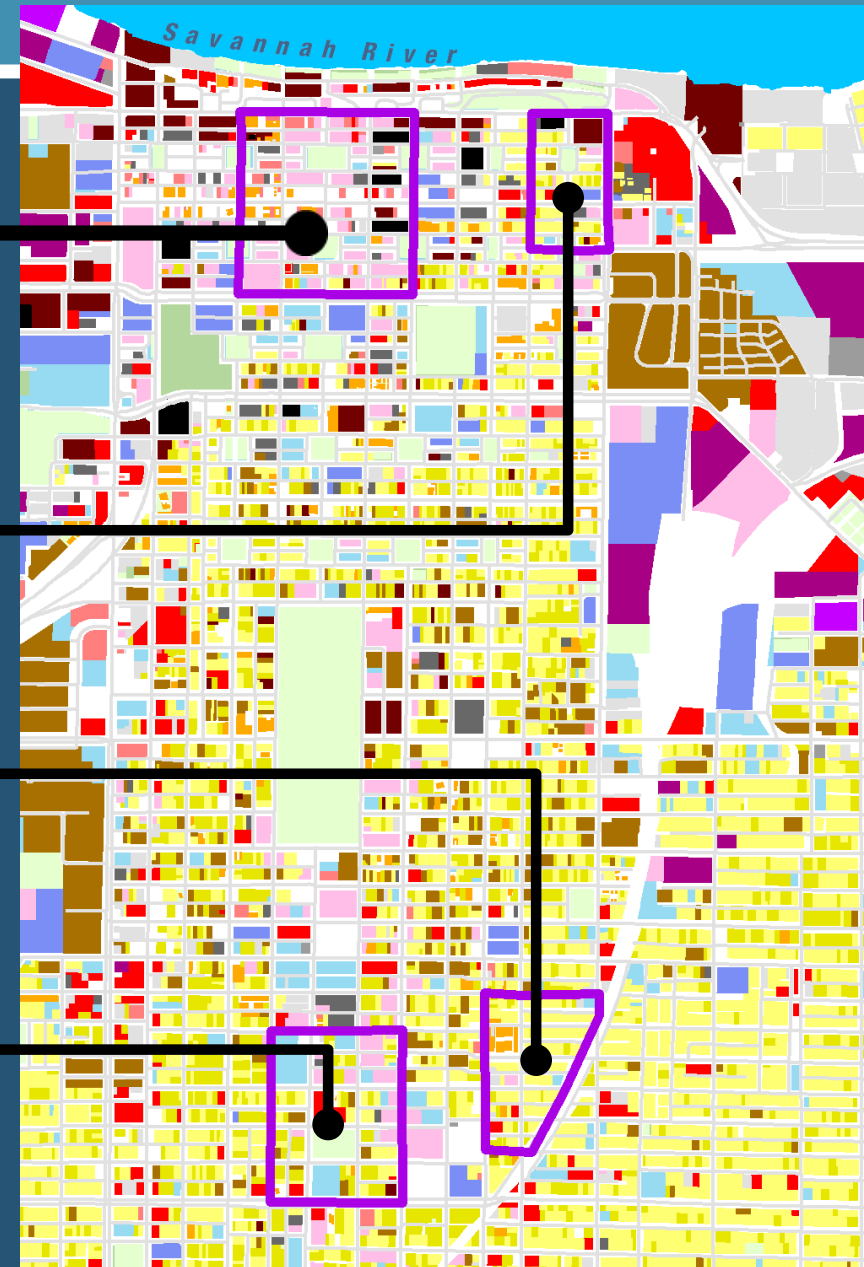
Largest non-residential use (hotel) has self-contained parking

Southeast:

Almost entirely residential; no potential shared off-street parking within the district

Thomas Square:

Primarily residential, though institutional uses have accounted for growth in parking demand





Central Business District

Major Land Use Type	Intensity	Expected Parking Spaces Needed <i>(unique to land uses, not shared)</i>
Residential (Single Family)	8 units	15
Residential (Multi-family)	220 units	330
Hotel	1140 rooms	1,014
Office	approx. 1,300,000 SF	3,692
Retail (all)	approx. 400,000 SF	1000
Restaurants	approx. 200,000 SF	500

Total: 6,551





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Hotel	1140 rooms	1,014
Office	approx. 1,300,000 SF	3,692
Retail (all)	approx. 400,000 SF	1000
Restaurants	approx. 200,000 SF	500

UNSHARED Total: **6,551**

SHARED Total: **5,032**

AVAILABLE Total: **2,756**

AVAILABLE + Remote Total: **4,809**

Utilized at Peak Total: **3,449**





Thomas Square

Major Land Use Type	Intensity	Expected Parking Spaces Needed <i>(unique to land uses, not shared)</i>
Residential (Single Family)	29 units	53
Residential (Multi-family)	270 units	405
Hotel	67 rooms	60
Office	approx. 66,000 SF	187
Retail (all)	approx. 81,000 SF	203
Restaurants	approx. 8,000 SF	20

Total: **928**





Thomas Square



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Office	approx. 66,000 SF	187
Retail (all)	approx. 81,000 SF	203
Restaurants	approx. 8,000 SF	20

UNSHARED Total: **928**

SHARED Total: **510**

AVAILABLE Total: **220**

AVAILABLE + Remote Total: **626**

Utilized at Peak Total: **337**



Takeaways

Single Family Residential/Reductions in Residential Parking:

Allowances for street parking may be considered for residential, though this should be coordinated with residential permit programs to understand what space is truly available

Remote Parking Allowances:

Key in predominantly single-family districts – recommend keeping NewZO distance allowances

In-Lieu Participation:

May be utilized as a way to offset 'gaps' in demand, but use should be tied to designated redevelopment districts or plans for available facilities



Public Comment

ARTICLE	COMMENTS
<p>Article 3 Application & Review Procedures</p>	<ul style="list-style-type: none"> • Raised concerns about a new historic commission • Streamline application intake process • Clarify public notification process • Maintain independence of Planning Commission as a recommending body
<p>Article 5 Based Zoning Districts</p>	<ul style="list-style-type: none"> • Allow MF in B- districts • Allow neighborhood scale commercial in RMF- districts • Address issues with D-X • Remove density limits in T & D- districts • Correct setback requirements that make historic buildings nonconforming
<p>Article 7 Historic & Other Overlay Districts</p>	<ul style="list-style-type: none"> • Address Broughton Street Overlay District • Address MLK-Montgomery Street Overlay District • Revise purpose of Historic District Overlay • Consider archaeology in review process
<p>Article 9 General Site Standards</p>	<ul style="list-style-type: none"> • Address inconsistencies with GDOT regulations • Consider changes to parking requirements (off-street, minimum space, expand parking allowance) • Address concerns regarding SPR Process in NewZo • Reconsideration of accessory dwelling unit standards



Additional meetings with stakeholders

- **Public Meetings and Open Houses**

May 10, 16, 17 & 23

- **Meeting held with:**

- Savannah Area Chamber of Commerce
 - Commercial Realtors Alliance
 - Chamber of Commerce
 - Military
 - Higher education
 - Restaurants serving alcohol
 - Restaurants not serving alcohol
 - Special event venues
 - Retail
 - Hospitals
 - Homebuilders
 - Marinas
 - Warehouse and industrial
 - Airport users
 - Car dealers
 - Convenience stores
 - Churches
 - Emerging businesses/entrepreneurs
 - Lodging accommodations
 - Signage
- **Informational updates with neighborhoods and other stakeholders as needed**



Schedule → Moving Forward

✓ May 2018:

- Release NewZO Draft 4
- Commence Public Review and Comment Period

✓ June-July 2018:

- Revise NewZO Draft 4
- Present Update to Planning Commission

• Week of August 20, 2018:

- Release Draft 5

• September 2018:

- Planning Commission Review and Recommendation
- Work Session with Mayor and Aldermen

• October 2018:

- Mayor and Aldermen Public Hearings

• January 2019:

- Anticipated Effective Date