

Article 7.0 Overlay Districts

Sec. 7.1 Generally

The purpose of this Article is to provide overlay zoning districts that apply in combination with the underlying base zoning districts in order to protect certain features and resources that the base zoning districts do not protect. Where there is a conflict between an overlay district and a base zoning district, the requirements of an overlay district shall apply.

Sec. 7.2 Airport, Airfield Overlay District

7.2.1 Purpose

The purpose of the Airport, Airfield Overlay District (AOD) is to place additional height limits, use restrictions and use standards on property within the vicinity of the Savannah-Hilton Head International Airport (Airport) and Hunter Army Airfield (HAAF) to minimize adverse effects on aircraft operations. The AOD is intended to protect and promote the general health, safety, economy and welfare of the Airport, HAAF and their environs by:

- a.** Preventing the impairment and promoting the utility and safety of the Airport and HAAF;
- b.** Promoting land use compatibility between the Airport and HAAF and surrounding current and future land uses;
- c.** Striving for development consistency with the Airport Master Plan, as amended and the Fort Stewart/Hunter Army Airfield Joint Land Use Study, as amended; and,
- d.** Protecting the Airport and HAAF from encroaching development that would hinder their continued safe and efficient operation.

7.2.2 Relationship to Zoning Districts

- a.** The AOD shall be designated on the official zoning map and its boundaries shall be based upon the Savannah-Hilton Head International Airport Master Plan and Airspace Map, the Hunter Army Airfield Airspace Map and the Fort Stewart-Hunter Army Airfield Joint Land Use Study, as amended.
- b.** In all zoning districts within the boundaries of the AOD, the regulations for both the base zoning district and the overlay district shall apply.

7.2.3 Applicability

The standards for the AOD shall apply to those properties that lie within the overlay district boundaries. When a property is split by the boundary of the AOD, only that portion of the property within the overlay district shall be required to meet the provisions of the district.

For aviation safety and air service considerations, aircraft operations within a five-mile radius of the airport shall comply with FAA and Airport Commission standards as published. Plans for zoning, rezoning, and site development shall be sent to the Airport Commission for review and comment. Comments shall be submitted to the Planning Director within ten days.

7.2.4 Establishment of Airport, Airfield Subzones

In order to carry out the provisions of this district, there are certain subzones that reflect where height limitations and/or use restrictions or standards apply. The various zones are defined as follows:

a. Airport and HAAF Height Limiting Zones

- i.** Maximum height limits shall apply to all structures within the Airport, Airfield Overlay District including, but not limited to, buildings, wireless telecommunication facilities, broadcast transmission towers and construction cranes. The maximum limits are generally based upon the path of aircraft that are taking off from, landing on or circling in a holding pattern around the runway and vary based on distance from the runway. The AOD Height Limiting Zone Map is located at the Metropolitan Planning Commission and is based upon the Savannah-Hilton Head International Airport Master Plan and Airspace Map and the HAAF Airspace Zoning Map.

ii. **Reserved**

iii. When the maximum height permitted by the base zoning district and this overlay district conflict, the more restrictive height shall apply. For the purpose of determining compliance with this section, height shall be measured from mean sea level. The exceptions to height limitations found in Sec. 4.3, Exceptions and Modifications, do not apply within the AOD.

iv. If in conflict with these regulations, the provisions of CFR 49 Part 77 shall govern the maximum height of obstacles to aviation in Savannah.

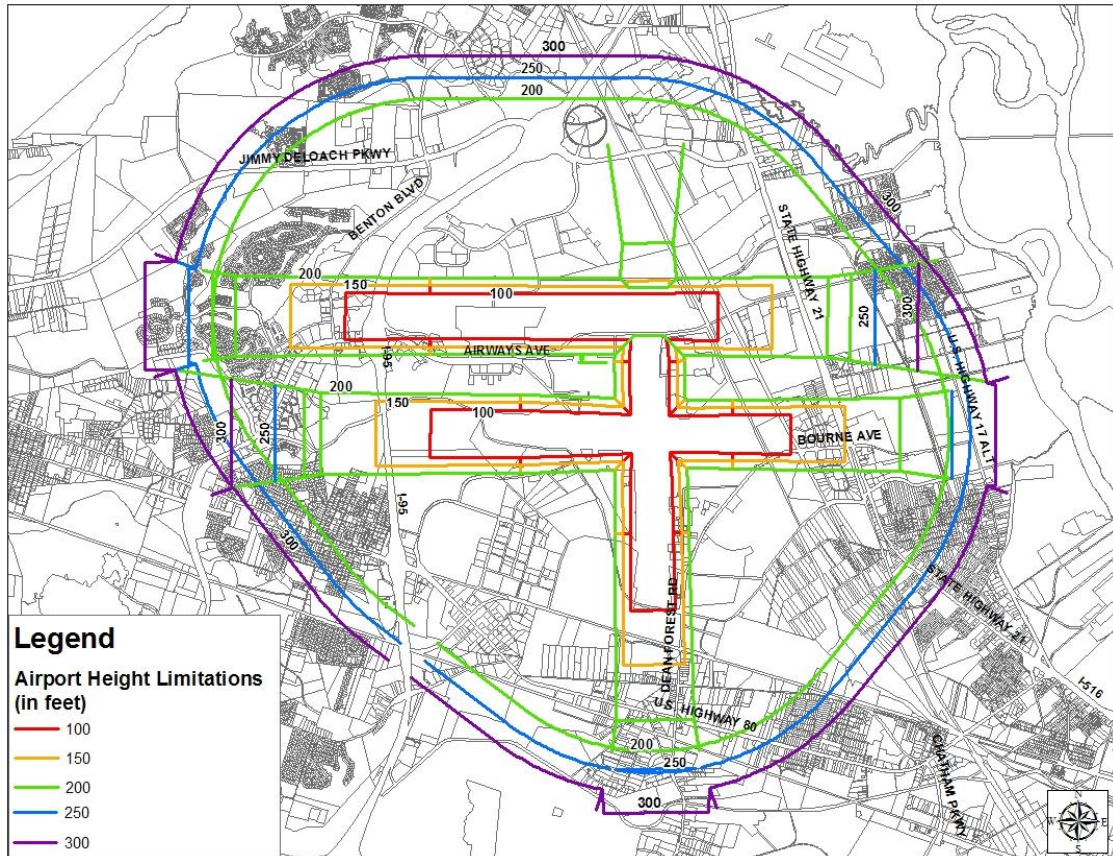


Figure 7.2-1
Airport Height Limiting Zone (up to 300 feet shown)

Commentary: Due to space limitations, the Airport Height Limiting Zone only shows the maximum heights up to 300 feet. The entire Airport Height Limiting Zone is available at the Metropolitan Planning Commission offices.

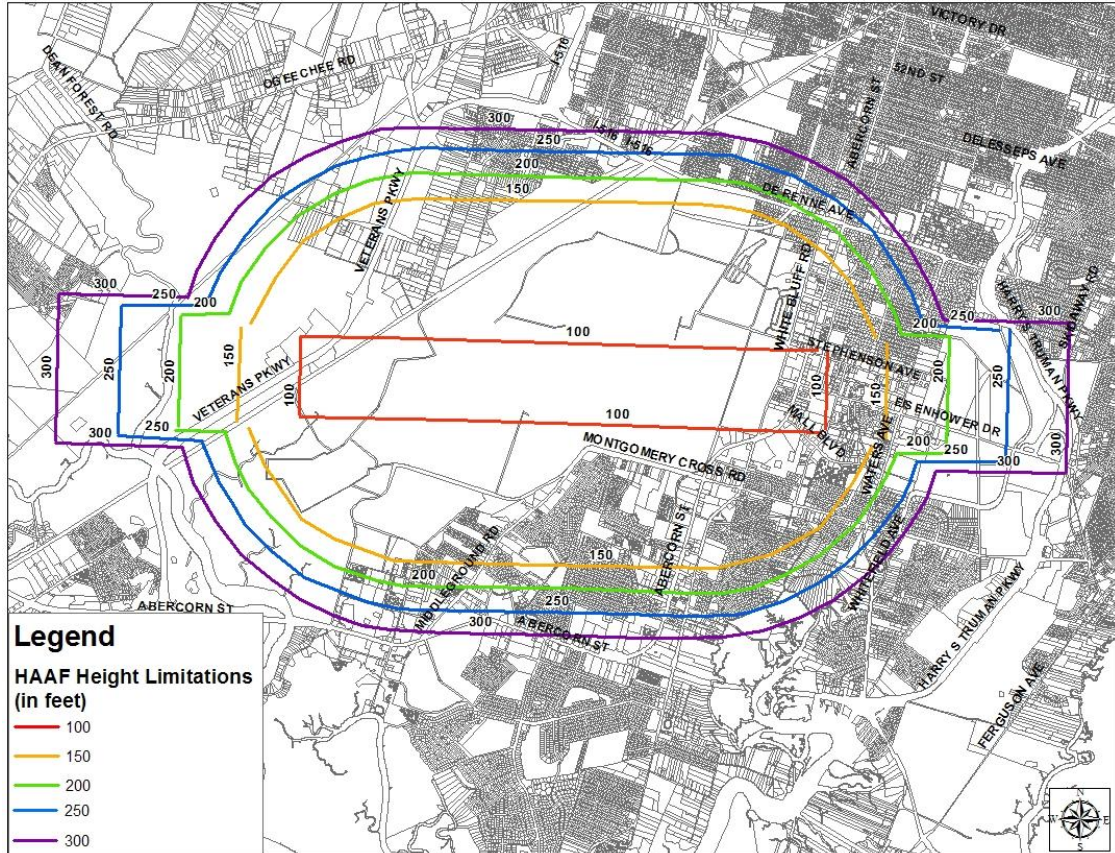


Figure 7.2-2
HAAF Height Limiting Zone (up to 300 feet shown)

Commentary: Due to space limitations, the HAAF Height Limiting Zone only shows the maximum heights up to 300 feet. The entire HAAF Height Limiting Zone is available at the Metropolitan Planning Commission offices.

b. Airport Zones

i. Airport Noise Zones

Defined as those areas in proximity to the Airport that are exposed to an average day-night sound level (L_{dn}) of 65, 70 or 75+ decibels as established by the Federal Aviation Regulations (FAR) Part 150 Study, 1992 Noise Exposure Map.

ii. Runway Protection Zone (RPZ)

An area 1,000 feet wide by 2,500 feet long at the immediate ends of the runways and increasing to 1,750 feet wide at the end of the RPZ. The accident potential in this area is sufficient to recommend the prohibition of any structures.

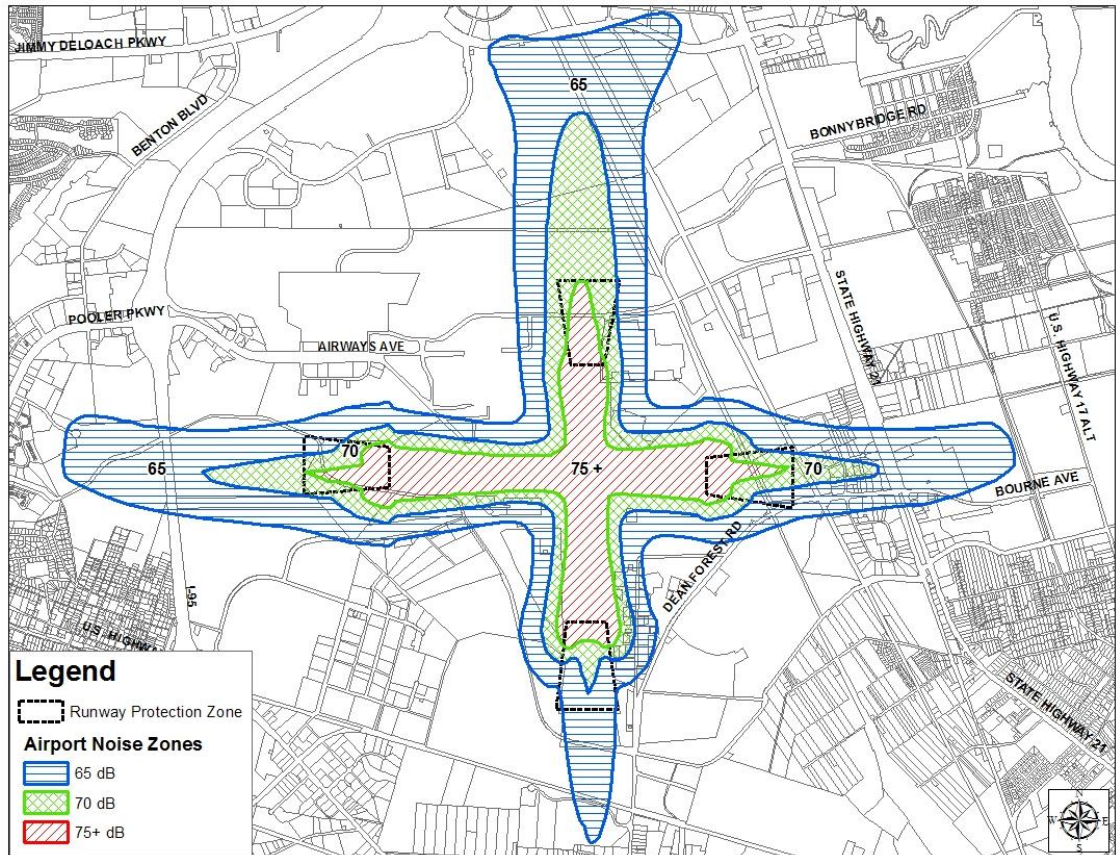


Figure 7.2-3
Airport Noise Zones and Runway Protection Zone

c. HAAF Zones

- i. Clear Zone (CZ).** An area 1,000 feet wide by 3,000 feet long at the immediate ends of the runway. The accident potential in this area is sufficient to recommend the prohibition of any structures.
- ii. Accident Potential Zone I (APZ I).** An area 1,000 feet wide extending 2,500 feet beyond the CZ that possesses significant potential of accidents.
- iii. Accident Potential Zone II (APZ II).** An area 1,000 feet wide extending 2,500 feet beyond the APZ I that carries some risk of an accident.
- iv. Noise Zone II.** This zone consists of an area where the A-weighted Decibel Noise Level (DNL) is between 65 and 75 decibels. Noise exposure within this area is significant causing residential uses to be not compatible.
- v. Noise Zone III.** This zone consists of the immediate areas around the source of the noise in which the A-weighted DNL is more than 75 decibels.

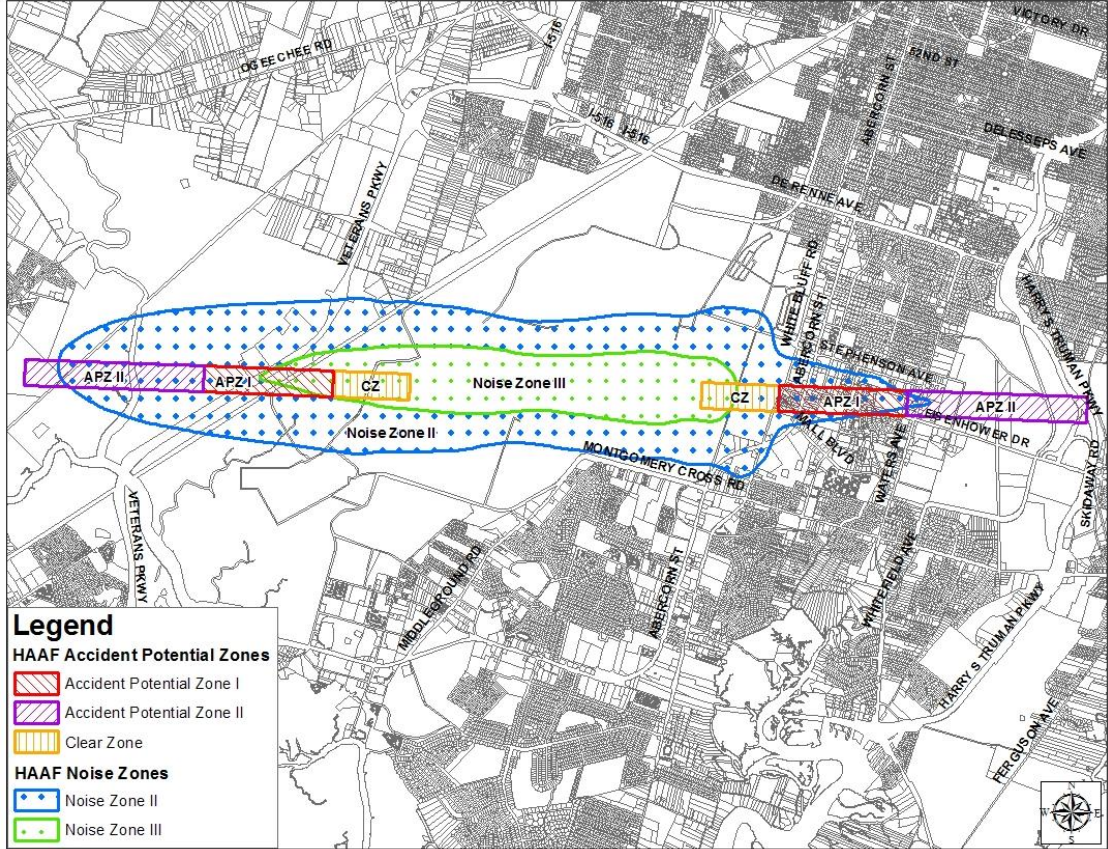


Figure 7.2-4
HAAF Noise Zones and Accident Potential Zones

- vi. **Helicopter Transition Routes and Annoyance Buffers.** This zone is comprised of land inside the helicopter flight transition corridors between HAAF and Fort Stewart.

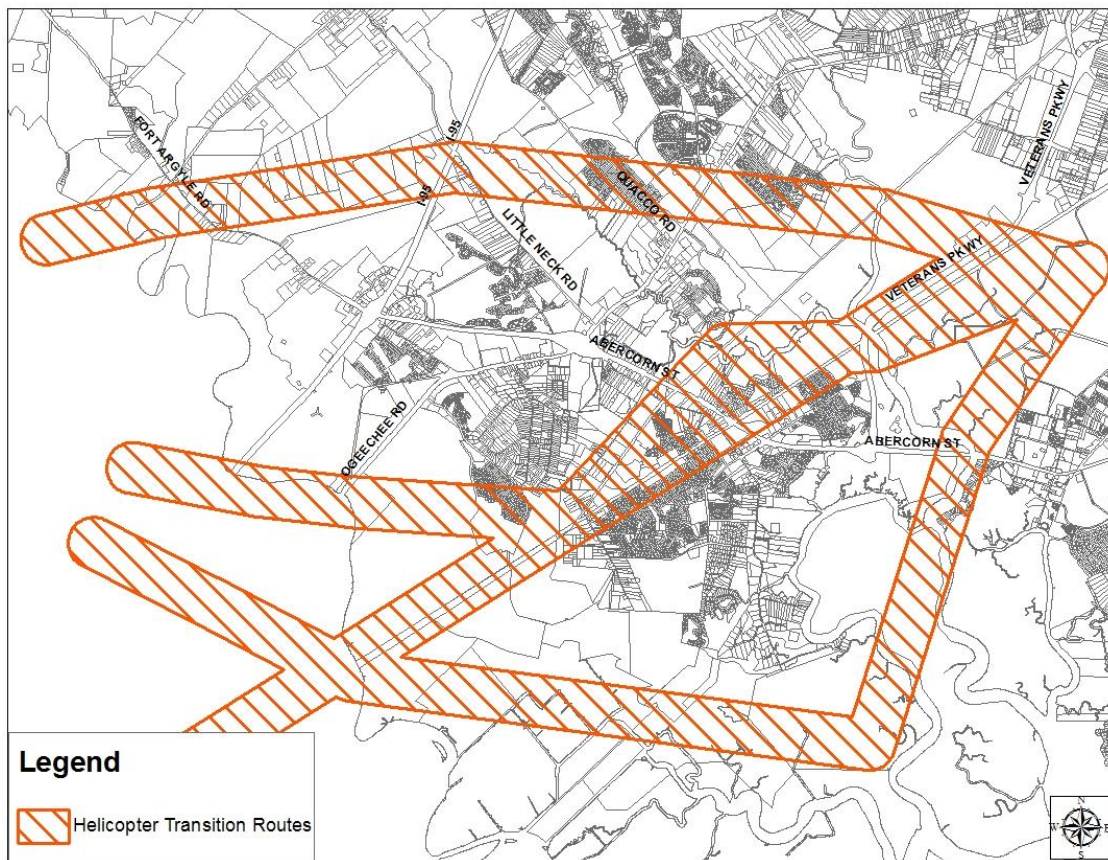


Figure 7.2-5
Helicopter Transition Routes of HAAF

- vii. **Airfield Installation Compatibility Overlay (AICO).** A Comprehensive Plan Future Land Use designation applied to areas that are adjacent to and west of HAAF facilities that are within Clear Zones, Accident Potential Zones, Noise Zones where day-night averages are greater than 65 decibels, or similar zones of influence.

7.2.5 Additional Use Regulations for Permitted Uses

Within the AOD, the permitted uses are the same as those in the base zoning district except as listed in Sec. 7.2.6. The use regulations below shall be in addition to any that may be found in Article 8.0, Use Standard.

a. Residential Development

Residential development may be permitted, provided that:

- i. The dwelling is not located within the noise zones of either the Airport or HAAF.
- ii. The dwelling is not located within the Runway Protection Zone of the Airport or the Clear Zone or Accident Potential Zone I of HAAF.
- iii. Within the portion of the Accident Potential Zone II west of HAAF, that is not within Noise Zone II, only single-family detached dwellings with a minimum lot size of 20,000 square feet are permitted.

- iv. Within the portion of the Accident Potential Zone II east of HAAF, that is not within Noise Zone II, no increase in residential density is permitted.
- v. Newly constructed dwellings located within the HAAF Helicopter Transition Route shall incorporate design and construction measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 25 dB (see Sec. 7.2.7.a).
- vi. A note shall be recorded on subdivision plats recorded after Effective Date of this Ordinance stating that the dwelling is located within the AOD.

b. Office and Lodging uses; Child/Adult day care homes and centers

Such uses located within the Airport Noise Zones, HAAF Helicopter Transition Route and HAAF Noise Zone II shall incorporate design and construction measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 25 dB (see Sec. 7.2.7).

c. Wireless Telecommunication Facilities and Broadcast Transmission Towers

Within the 200-foot height contour around the Airport, all new wireless telecommunication facilities and broadcast transmission towers shall be constructed with lights on the tower.

d. Use Restrictions Applicable to All Uses

Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and other lights, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

7.2.6 Prohibited Uses

Any use not explicitly allowed in the base zoning district is also prohibited in the AOD. The following are additional uses that are prohibited within certain subzones of the AOD:

a. Airport and HAAF Noise Zones

- i. Any residential use as listed in Sec. 5.4 after the Effective Date of this Ordinance;
- ii. Child/adult day care facilities except as permitted in Sec. 7.2.5, emergency and transitional shelters, all educational uses as listed in Sec. 5.4, detention and correctional facilities and hospitals; and
- iii. Library, art gallery, museum, places of worship or private club/lodge/private membership club.

b. Airport Runway Protection Zone and HAAF Clear Zone

No structures are permitted due to the potential for accidents. In addition, the uses prohibited within the HAAF Accident Potential Zones shall also be prohibited.

c. HAAF Accident Potential Zones

- i. Any residential use as listed in Sec. 5.4 except as permitted in Sec. 7.2.5;
- ii. Child/adult day care facilities;
- iii. Educational uses and places of worship;
- iv. Uses which are susceptible to fire and explosions such as principal use above-ground bulk storage of flammable and combustible liquids, explosives, hazardous materials and wastes; gasoline or fuel oil distribution facilities; oil recycling facilities; or operations

which could pose threats to the public health, safety and welfare in the event of aircraft crashes or mishaps;

- v. Surface mines/borrow pits and landfills that are initiated after Effective Date of this Ordinance;
- vi. Any mulch or compost processing facility except for those that process Feedstock A only;
- vii. Billboards; and
- viii. Storage of wrecked, crushed, dismantled or partially dismantled automotive vehicles.

d. Helicopter Transition Routes of HAAF

- i. All manufactured homes; and
- ii. Broadcast Transmission Towers and Wireless Communications Facilities exceeding 199 feet in height about ground level.

7.2.7 Design Standards

a. Noise Level Reduction Standards

Where Noise Level Reduction (NLR) requirements exist, structures shall be designed and constructed to minimize noise by achieving an outdoor to indoor peak noise level reduction (NLR) of at least 25 dB. Normal construction can be expected to provide an NLR of 20 dB thus the actual required reduction is only five (5) dB. Lowering the NLR can be achieved through incorporation, into the design and construction of all proposed uses, of appropriate sound insulation materials and methods for improving acoustic insulation performance. A qualified professional satisfactory to the City Manager or his or her designee shall certify that the design standards, construction standards and/or materials used to construct the structure will achieve the required noise level reductions prior to the issuance of a building permit.

The building plan shall meet the following requirements in addition to all other applicable requirements of the building code:

- i. All exterior doors shall be either:
 - (1) Solid-core or metal-clad construction;
 - (2) Separately equipped with wood or metal storm door; or
 - (3) Multiple-glazed.
 - ii. Multiple-glazed windows shall be provided for all habitable space.
 - iii. Through-the-wall/door mailboxes, venting skylights, or other direct openings from the interior to the exterior of the building shall be prohibited.
 - iv. Mechanical ventilation shall be provided of a type and design to provide adequate environmental comfort with all doors and windows closed during all seasons. Window and through-the-wall ventilation units shall not be used. Commercial cooking areas are exempt from these conditions.
- b.** The following design standards apply within the APZ 1 and APZ II of HAAF:
- i. Rooftops shall be made of non-reflective material.
 - ii. All outdoor lighting shall be shielded so that no direct glare from the light can be seen from above with the following exceptions:
 - (1) Publicly approved warning lights to mark obstructions to aircraft are exempted from this regulation.

- (2) Up lighting for buildings is permissible provided the lighting is not directed at highly reflective surfaces such as glass. Such lighting shall be shielded to prevent light from shining into the sky and above the building.
 - (3) Lighting for flags is permitted provided that the lights are not pointed directly down the final approach course or departure runway heading.
- iii. All illuminated signs shall be shielded in such a manner that no direct glare can be seen from above.

7.2.8 Standards Not Retroactive

The standards prescribed in this Section shall not cause any use or structure to become nonconforming nor be construed to require the removal, lowering or other change or alteration of any structure not conforming to the standards as of the Effective Date of this Ordinance, or otherwise interfere with the continuance of an existing nonconforming use. Nothing contained in this Section shall require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun prior to the Effective Date of this Ordinance and is diligently prosecuted.

7.2.9 Amendment of Noise Contour Lines

As an alternative to the noise contour lines that have been established by the US Army, the contours of Noise Zone II can be verified by an empirical noise study prior to approval of a master plan, subdivision or site plan for development. Under such a scenario, the property owner(s) shall jointly develop an empirical noise study with HAAF which will accurately reflect peak noise levels in the HAAF noise environment. A zoning map amendment shall be submitted with HAAF concurrence in order for the line(s) to be officially amended.

7.2.10 Variances

Variances shall not be permitted from the height limits or use regulations of this Section for properties within any noise zone of this overlay district. Additionally, no application for a variance to the other requirements of this Section may be considered by the Zoning Board of Appeals unless a copy of the application has been furnished to the Airport or HAAF for a written recommendation as to the aeronautical effects of the variance. If the Airport or HAAF do not respond to the application within 45 days after mailing, the Zoning Board of Appeals may act on its own to grant or deny the application.

Sec. 7.3 Manufactured Home Overlay District

7.3.1 District Description

The Manufactured Home Overlay District is established in order to permit the location and installation of manufactured homes on fee-simple lots in areas where stick-built housing is also appropriate. This overlay district is intended to be applied in a manner that is compatible with the character of existing development on surrounding properties, thus ensuring the continued conservation of building values and encouraging the most appropriate use of land in the city.

7.3.2 Relationship to Zoning Districts

In all zoning districts within the boundaries of the Manufactured Home Overlay District, the regulations for both the base zoning district and the overlay district shall apply.

7.3.3 Applicability

The standards for the Manufactured Home Overlay District shall apply to those parcels that lie within the overlay district boundaries. When a parcel is split by the boundary of the overlay district, only that portion of the property within the overlay district is subject to the provisions of the district.

7.3.4 Permitted Uses

Within the Manufactured Home Overlay District, the permitted uses are the same as those in the base zoning district in addition to those listed below. The use regulations below shall be in addition to any that may be found in Sec. 8.1, Residential Use Regulations.

a. Manufactured Homes

A manufactured home may not be located on the same lot as another dwelling of any type.

7.3.5 Prohibited Uses

Any use not permitted in the base zoning district in Sec. 5.4, Principal Use Table is also prohibited in the Manufactured Home Overlay District with the exception of those listed in Sec. 7.3.4 above.

7.3.6 Design Standards for Type A and B Manufactured Homes

The following standards apply to all Type A and Type B Manufactured Homes, excluding those located within Manufactured Home Parks. These standards shall be in addition to those in Sec. 8.1, Residential Use Regulations.

- a.** Manufactured home dwellings shall contain at least 700 square feet of livable area, exclusive of any porch or other exterior additions.
- b.** Manufactured homes shall comply with all regulations established for a single-family dwelling in the zoning district within which they are located.
- c.** The pitch of the roof of the manufactured home shall have a minimum vertical rise of three (3) feet for each 12 feet of horizontal run and the roof shall be finished shingles or other material customarily used in site-built residential construction.
- d.** All roof structures shall provide an eave projection of no less than 12 inches, which may include a gutter.

- e. The dwelling shall be oriented on the lot so that its long axis is parallel with the street (Fig. 7.3-1). A perpendicular or diagonal placement may be permitted if there is a section addition so that the narrow dimension of the unit, as so modified and facing the street, is no less than 50% of the unit's long dimension. The narrowest dimension of any unit, including additions, placed in a perpendicular or diagonal position to the street shall be at least 20 feet.

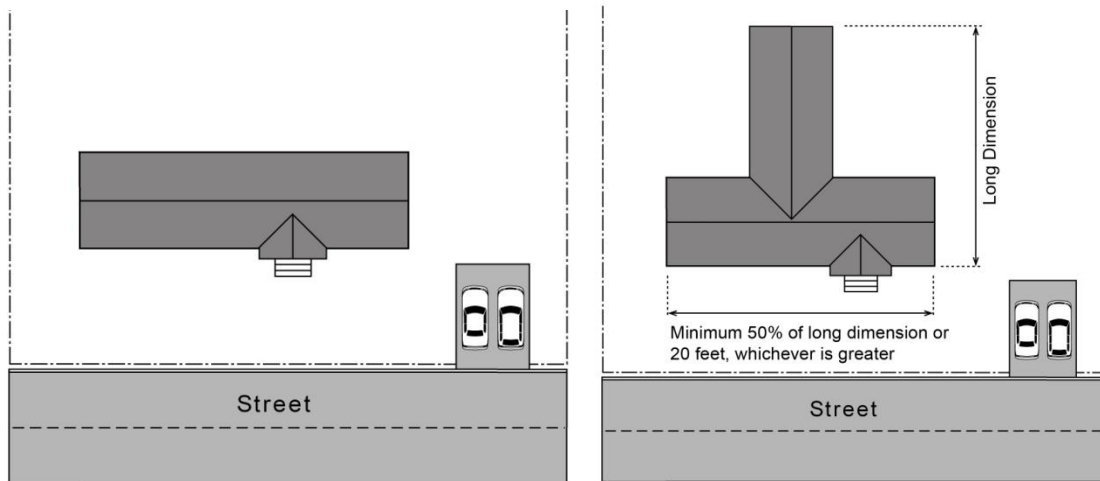


Figure 7.3-1
Arrangement of Manufactured Homes

- f. All factory-built dwellings shall be provided with a foundation and hurricane tie-downs as required by applicable building code(s).

7.3.7 Variances

Variances from the standards in Sec. 7.3.6, with the exception of f., shall be processed in accordance with Sec. 3.21, Variances.

7.3.8 Nonconforming Manufactured Home Parks

Nonconforming manufactured home parks must have the following:

- a. A defined entry,
- b. Opaque or wood slat fences or vegetative buffer, and
- c. Manufactured homes visible from the right-of-way must be skirted.

Sec. 7.4 Canal District
Reserved

Sec. 7.5 Short-term Vacation Rental Overlay District

7.5.1 District Description

The purpose of the Short-term Vacation Rental Overlay District (STVRD) is to provide reference to properties in the Savannah Historic District, Victorian District and Streetcar Historic District and to identify how the Short-term Vacation Rental regulations found in Division II, Part 8, Chapter 11 of the Savannah Code of Ordinance is applied:

- a.** Placing a cap on the number of non-owner occupied parcels that are permitted within certain zoning districts,
- b.** Reducing the number of transient guests and
- c.** Providing a reference to Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).

7.5.2 Boundaries

The standards for the STVRD shall be designated on the official zoning map and its boundaries shall be based upon Savannah Historic District, Victorian District, and Streetcar Historic Overlay District.

In all zoning districts within the boundaries of the STVRD, the regulations for both the base zoning district and the overlay district shall apply.

7.5.3 Applicability

The standards for the STVRD shall apply to those properties that lie within the Savannah Historic District, Victorian District, and Streetcar Historic District.

7.5.4 Downtown Historic Overlay District

In order to carry out the provisions of the district, the highlighted areas in Figure 7.5-1 shall provide the following limitations within the boundaries of the Savannah Historic District:

- a.** For parcels of land that are not owner-occupied, the short-term vacation rental use is limited to no more than 20% of residential parcels within the ward where the property is located as highlighted in figure 7-5.1.
- b.** Owner-occupied is defined in Division II, Part 8, Chapter 11. A ward is a small geographic area within the Savannah Historic District that is identified on the ward map maintained by the City Manager or his or her designee.
- c.** The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom for any new short-term certificates issued after September 28, 2017. Bedrooms are subject to verification of building code compliance by the City Manager or his or her designee.
- d.** There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.

- e. The short-term vacation rental use requires a short-term vacation rental certificate. Refer to Division II, Part 8, Chapter 11.

Residential Parcels in Savannah Historic District

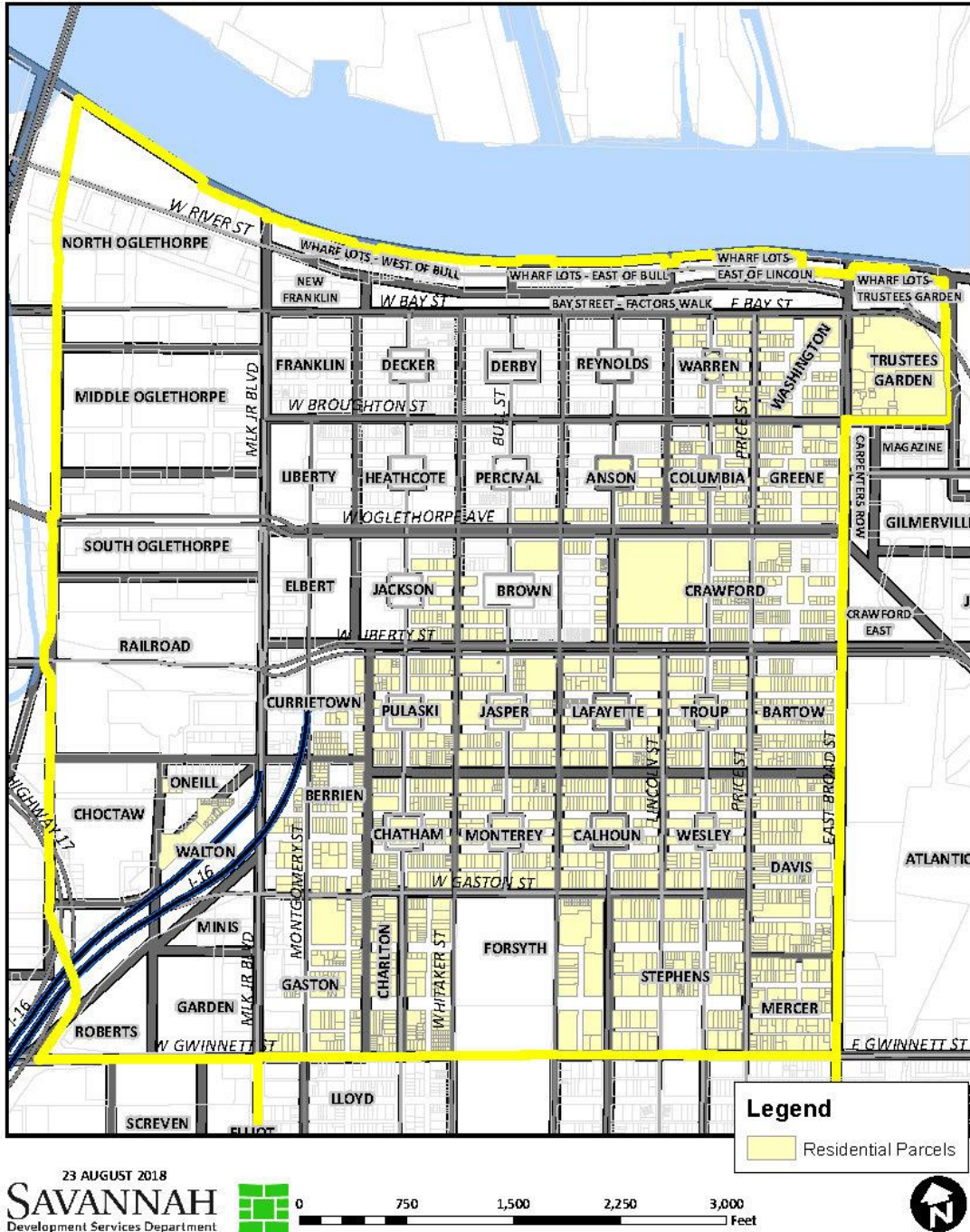


Figure 7.5-1
 Residential Parcels in Savannah Historic District

7.5.5 Victorian District

In order to carry out the provisions of the district, the highlighted areas of Figure 7.5-2 shall provide the following limitations within the boundaries of the Victorian District:

- a. For parcels of land that are not owner-occupied, the short-term vacation rental use is limited to no more than 20% of residential parcels within the ward where the property is located as indicated in figure 7-5.2.
- b. Owner-occupied is defined in Division II, Part 8, Chapter 11. A ward is a small geographic area within the Victorian District that is identified on the ward map maintained by the City Manager or his or her designee.
- c. The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom for any new short-term certificates issued after September 28, 2017. Bedrooms are subject to verification of building code compliance by the City Manager or his or her designee.
- d. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.
- e. The short-term vacation rental use requires a short-term vacation rental certificate. Refer to Division II, Part 8, Chapter 11.

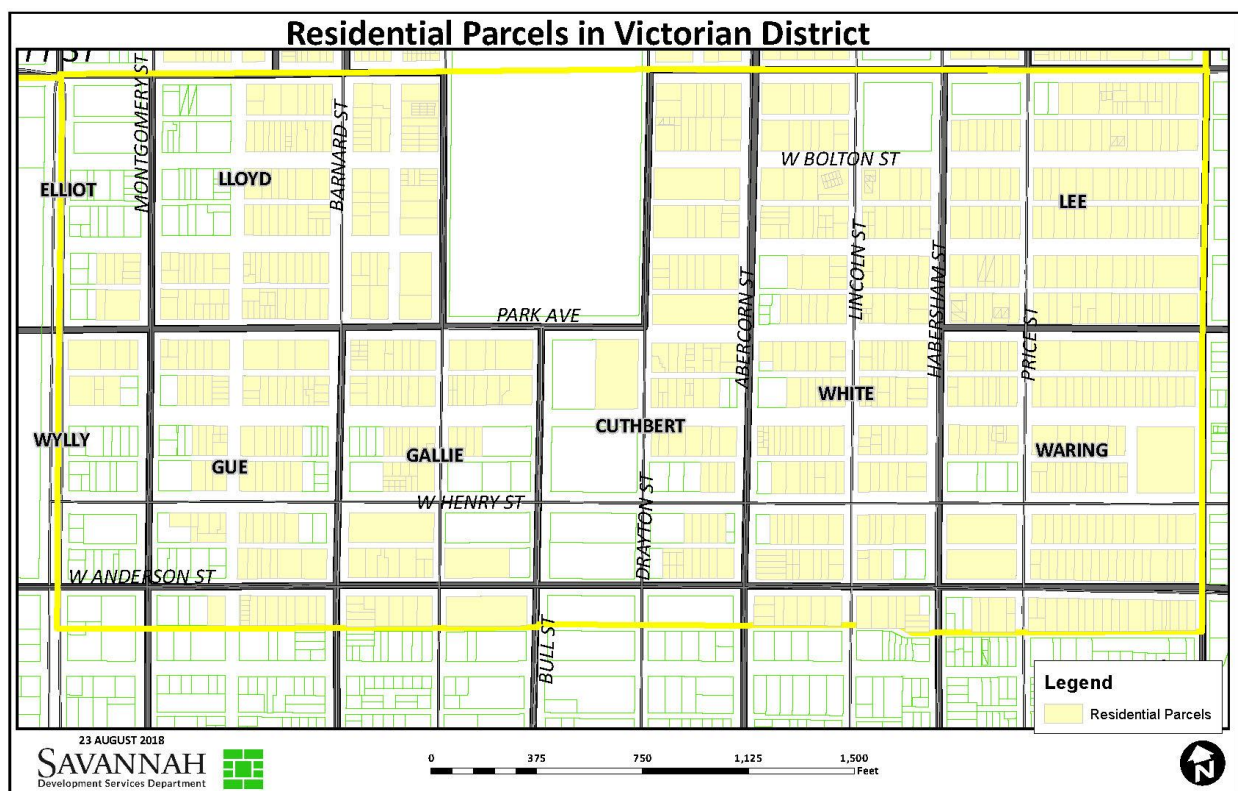


Figure 7.5-2
Residential Parcels in Victorian District

7.5.6 Streetcar Historic Overlay District

In order to carry out the provisions of the district, the following limitations within the boundaries of the Streetcar Historic District as provided in Figure 7.11-1:

- a. In the TN-2 district, a short-term vacation rental use is limited to parcels with two (2) or more

dwelling units where at least one (1) dwelling unit is owner-occupied.

- b.** Owner-occupied is defined in Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).
- c.** The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the City Manager or his or her designee.
- d.** The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom for any new short-term vacation rental certificate issued after September 28, 2017. Bedrooms are subject to verification of building code compliance by the City Manager or his or her designee.
- e.** There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.
- f.** The short-term vacation rental use requires a short-term vacation rental certificate. Refer to Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).

Sec. 7.6 Reserved

Sec. 7.7 Historic Property Overlay District

7.7.1 Purpose

The purpose of the Historic Property Overlay District referred to herein as “Historic Property,” is to promote the educational, cultural, economic welfare of the city of Savannah through the preservation of individual historic resources and to ensure that new construction, alterations and additions are visually compatible with existing resources on the property.

7.7.2 Reserved

Sec. 7.8 Savannah Downtown Historic Overlay District

7.8.1 Purpose

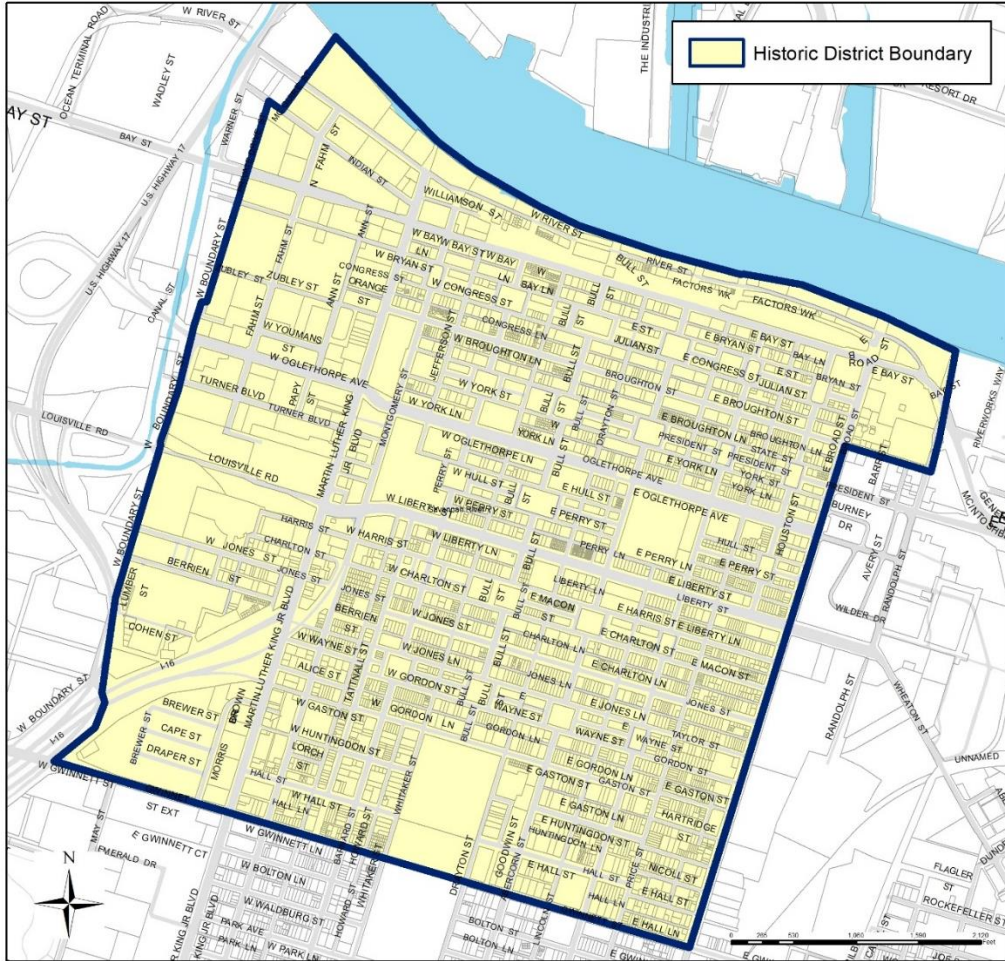
The purpose of the Savannah Downtown Historic Overlay District, referred to herein as “Savannah Downtown Historic District,” is to promote the educational, cultural, economic, and general welfare of Savannah pursuant to the provisions of the amendment to the Georgia Constitution Article XI, ratified November 5, 1968 (1968 GA Laws, page 1591) [and continued as part of the Constitution of the State of Georgia \(GA. L. 1986, p. 5077\)](#).

These provisions provide for the preservation and protection of historic buildings, structures, appurtenances and places that are of basic and vital importance for the development and maintenance of the community's vacation-travel industry, its tourism, its culture, and for the protection of property values because of their association with history; their unique architectural details; or their being a part of or related to a square, park, or area, the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on economic, cultural, historical or architectural motives or purposes.

7.8.2 District Boundaries

The boundaries of the historic district shall be the area bounded on the north by the Savannah River; on the east by Randolph Street between the Savannah River and Broughton Street and by East Broad Street between Broughton and Gwinnett Streets; on the south by Gwinnett Street; and on the west by West Boundary Street [to Indian Street, Indian Street to McGuire Street, extended to the River](#) (Fig. 7.8-1).

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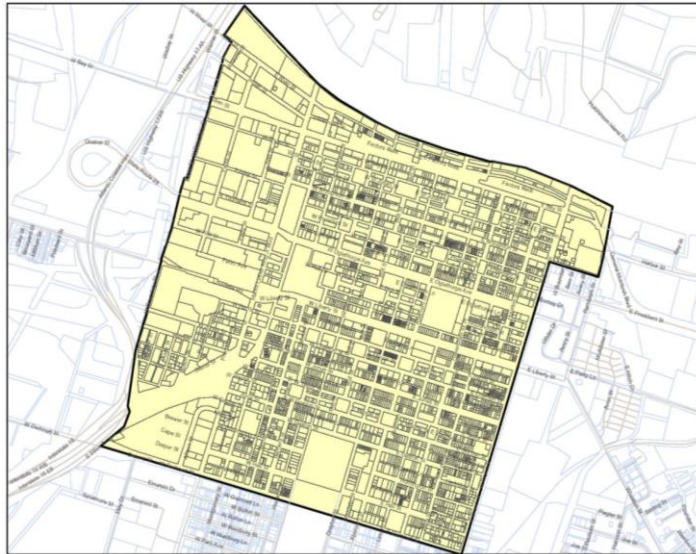


Figure 7.8-1
Savannah Downtown Historic District Boundaries

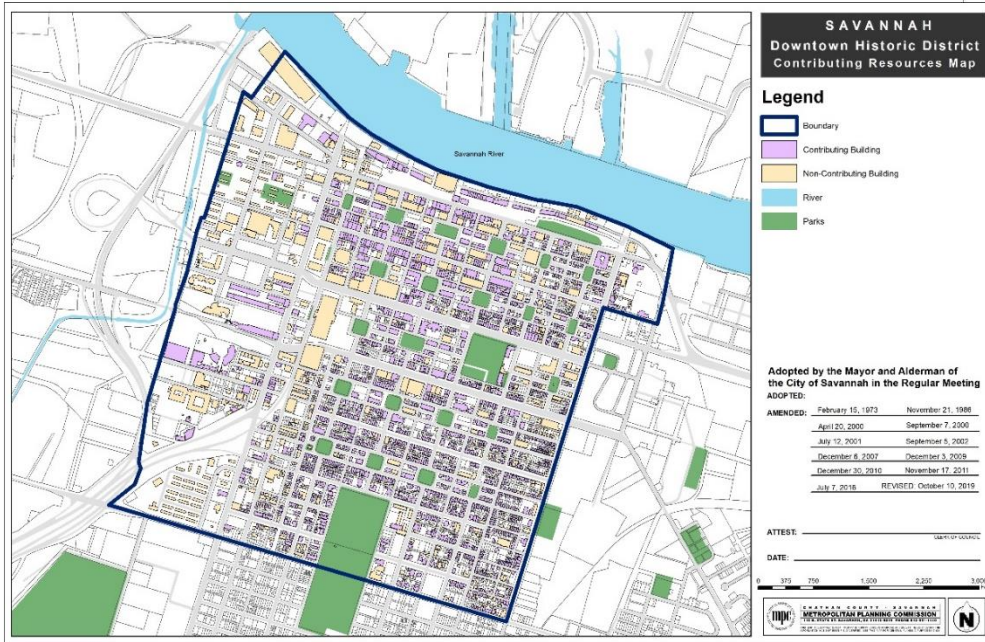
7.8.3 Relationship to Zoning Districts

For all properties within the boundaries of the Savannah Downtown Historic District, the regulations for both the base zoning district and this overlay district shall apply.

7.8.4 Classification of Resources

All buildings, structures sites and objects, collectively known as resources, within the Savannah Downtown Historic District shall be identified as contributing and non-contributing. Contributing resources shall be shown on the “Savannah Downtown Historic District Contributing Resources Map” (Fig. 7.8-1A) adopted by the Mayor and Aldermen.

(Insert)



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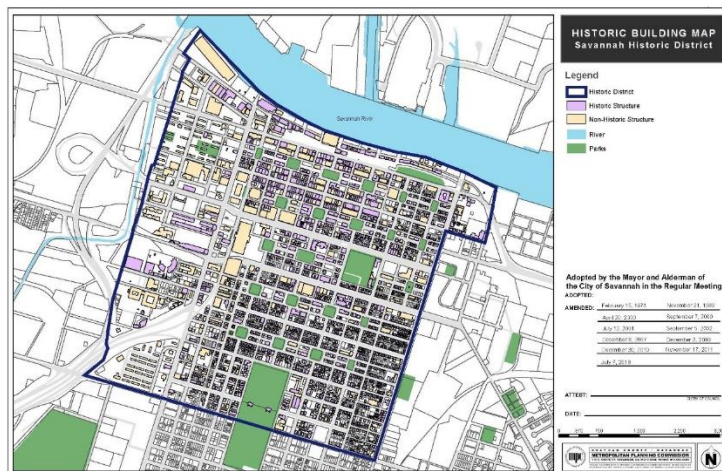


Figure 7.8-1A

Historic Buildings Savannah Downtown Historic District Contributing Resources Map

Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.

7.8.5 Period of Significance

The **p**eriod of Significance for the Savannah Downtown Historic District is 1733-1960.

7.8.6 Certificate of Appropriateness Required

Prior to the commencement of certain work, as identified in Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District, an approved Certificate of Appropriateness is required.

7.8.7 Criteria for a Certificate of Appropriateness

The Historic Board of Review or the Planning Director shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

- a.** Secretary of the Interior's Standards and Guidelines for Rehabilitation (Sec. 7.8.8)
- b.** Visual Compatibility Criteria (Sec. 7.8.9);
- c.** Savannah Downtown Historic District Design Standards (Sec. 7.8.10);
- d.** Relocation Standards (Sec. 3.19.9);
- e.** Demolition Standards (Sec. 3.19.9); and
- f.** Sign Standards (Sec. 9.9).

7.8.8 Secretary of the Interior's Standards and Guidelines for Rehabilitation

Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.8.9 Visual Compatibility Criteria

To maintain the special character of the Savannah Downtown Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

a. Height

New construction shall be permitted to build to the number of stories as shown on the "Savannah Downtown Historic District Height Map," referred to herein as "Height Map," (Fig. 7.8-4; see Sec. 7.8.9.b. Height) and the overall height of a building and the height of individual components of a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.

b. Proportion of front façade

The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.

c. Proportion of openings

The relationship of the width of the windows to height of windows within a building or structure

shall be visually compatible to the contributing buildings and structures to which it is visually related.

d. Rhythm of solids to voids in front facades

The relationship of solids to voids in the facades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which it is visually related.

e. Rhythm of structures on streets

The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings and structures to which it is visually related.

f. Rhythm of entrance and/or porch projection

The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.

g. Relationship of materials, texture and color

The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominant materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.

h. Roof shapes

The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.

i. Walls of continuity

Brick walls, wrought iron fences, landscape masses, building facades, or combinations of these shall be visually compatible with the contributing buildings, structures and objects to which they are visually related and shall form continuous walls of enclosure along the street.

j. Scale of a building

The mass of a building or structure and size of windows, door openings, porches, column spacing, stairs, balconies and additions shall be visually compatible with the contributing buildings and structures to which the structure is visually related.

k. Signs

Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

l. Directional expression of front elevation

A building or structure shall be visually compatible with the buildings and structures to which it is visually related in its directional character, including vertical character, horizontal character, or non-directional character.

Commentary: Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or a non-directional character to the building's front façade. For example, a skyscraper would have a vertical character and a one-story ranch house would have a horizontal character.

7.8.10 Savannah Downtown Historic District Design Standards

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and

complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, ~~and site alterations~~, unless otherwise specified. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

a. Streets and Lanes

- i.** Development shall preserve or reconstruct the historic ward pattern of streets and lanes within the Oglethorpe Plan Area. The Oglethorpe Plan Area is that portion of the Savannah National Historic Landmark District comprised of the city plan, established by James Oglethorpe in 1733 and continued until 1851, that is unique to Savannah for its system of wards containing a series of urban blocks divided by streets and lanes with a central public square. For the purpose of this section, a square is a common public open space in the center of a ward, typically one (1) acre in size.
- ii.** The Oglethorpe Plan Area is bounded by the centerline of the following streets: Gaston Street on the south, Bay Street on the north, Martin Luther King, Jr., Boulevard on the west, and East Broad Street on the east as shown in Figure 7.8-4~~3~~.
- iii.** Within the Oglethorpe Plan Area, streets are classified as one of the following (Figure 7.8-2):
 - (1) Service Street**
A north-south street bounding the eastern and western perimeter of a ward, usually a one-way street.
 - (2) Connecting Street**
East-west streets and north-south streets that are internal to the ward, portions of which surrounds and forms the square.
 - (3) Through Street**
An east-west street bounding the northern and southern perimeter of a ward.
 - (4) Trust Street**
The east-west street between trust blocks.
 - (5) Lane**
The service corridor that divides a titling block.

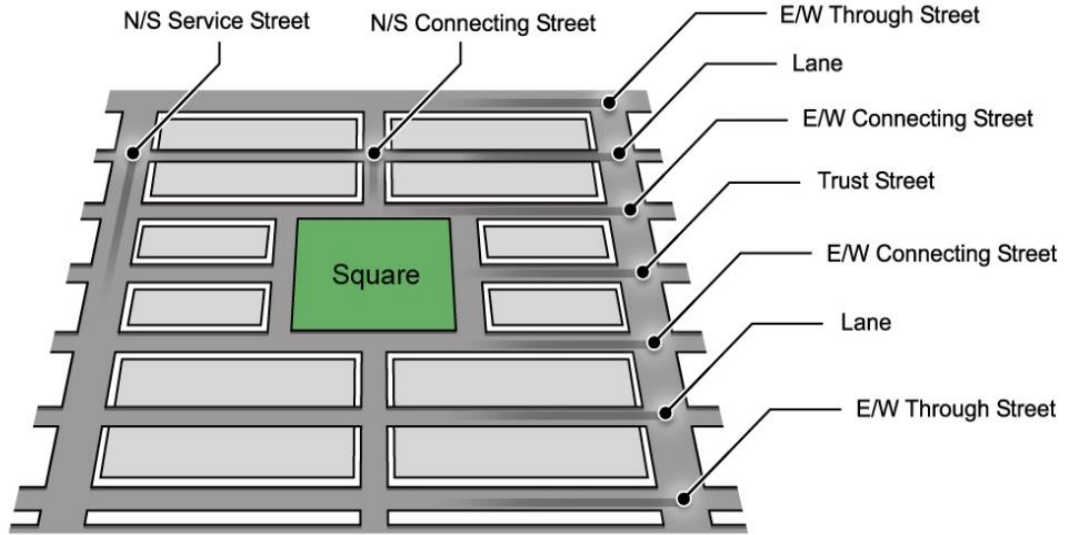
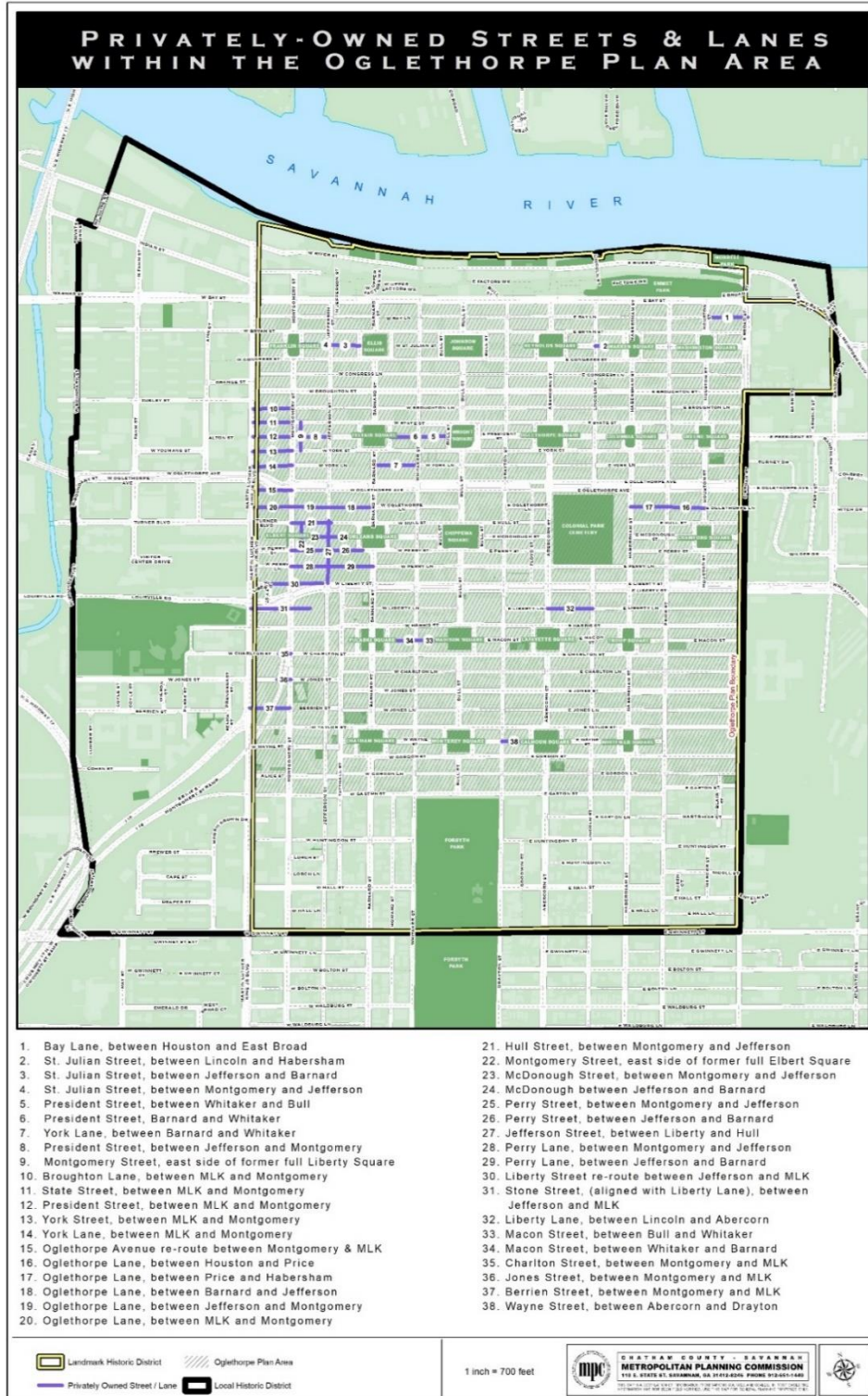


Figure 7.8-2
Oglethorpe Plan Area Street Types

- iv. Streets and lanes shall not be bridged, except for pedestrian bridges on Factors Walk. Such bridges shall be for pedestrian use only. Factor's Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.

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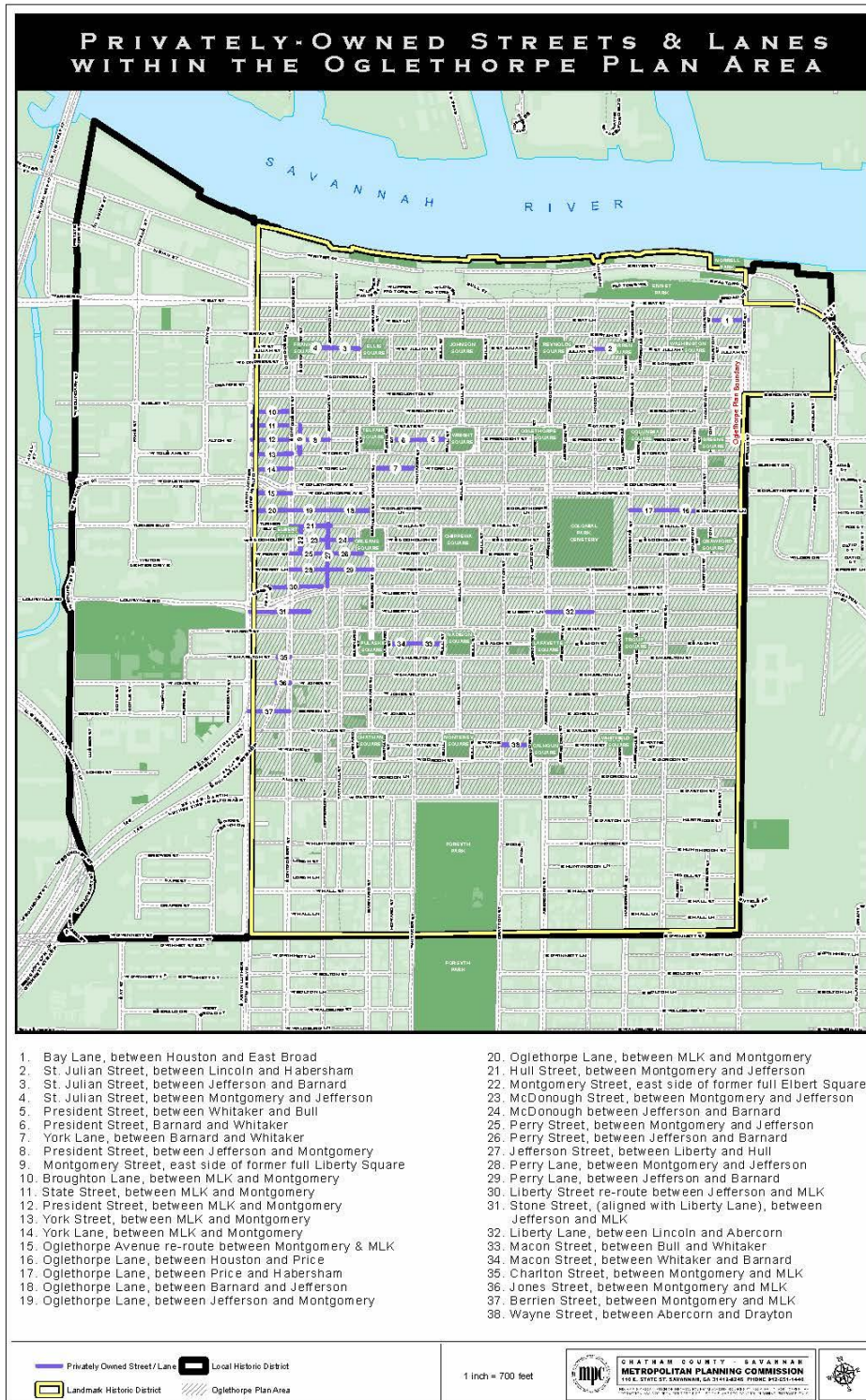


Figure 7.8-3
Closed or Privately-owned Streets and Lanes in the Oglethorpe Plan Area

b. Height

The number of stories as shown on the Height Map (Fig. 7.8-4) shall be permitted. Variances from the Height Map shall not be permitted. Additionally, the following standards shall apply:

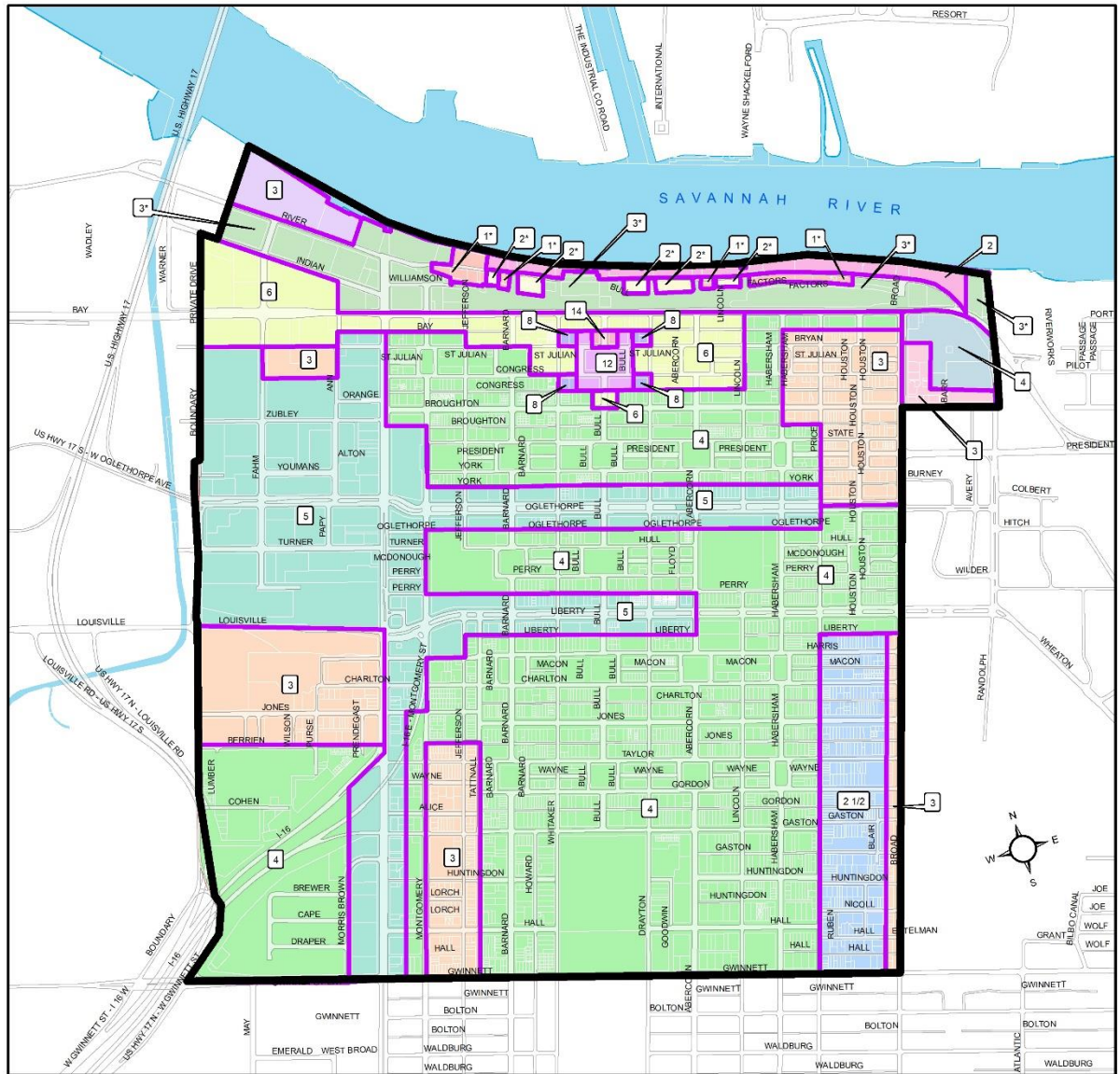
- i.** Large-Scale Development shall also be subject to the provisions of Sec. 7.8.10.t., Large-Scale Development.
- ii.** Stories are further clarified as follows:
 - (1)** Buildings throughout the Savannah Downtown Historic District, which front a street, shall be at least two (2) stories, except in the Beach Institute Character Area (Sec. 7.8.10.c., Character Areas) or for accessory buildings which front a lane.
 - (2)** Accessory buildings which front a lane shall be no taller than two (2) stories.
 - (3)** A mezzanine shall not count as a story.
 - (4)** A basement that is entirely underground shall not count as a story.
 - (5)** A crawl space or partial basement that is four (4) feet or less above grade shall not count as a story.
 - (6)** Non-habitable rooftop structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over four (4) feet high; and mechanical or access structures shall not be considered a story.
 - (7)** Habitable space such as restrooms, bars, dining areas, etc. within a roof or structures above a roof used other than to enclose stairways or elevator machinery shall be considered a story.
 - (8)** In calculating the dimensions of a story, the following provisions shall apply, except in the case where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area (see Sec. 7.8.11.b. Character Areas).
 - (a)** Residential buildings
 - (i)** The exterior expression of the height of raised basements shall be not less than six (6) feet, six (6) inches and not higher than nine (9) feet six (6) inches.
 - (ii)** The exterior expression of the height of the first story, or the second story in the case of a raised basement, shall be not less than 11 feet.
 - (iii)** The exterior expression of the height of each story above the second shall not be less than 10 feet.
 - (b)** Commercial buildings
 - (i)** The exterior expression of the height of the ground floor shall not be less than 14 feet, six (6) inches.
 - (ii)** The exterior expression of the height of the second story shall be not less than 12 feet.
 - (iii)** The exterior expression of the height of each story above the second shall be not less than 10 feet.
 - (9)** For commercial buildings, stories shall be configured as provided below:
 - (a)** The first story shall be designed as a storefront (See Sec. 7.8.10.h. Commercial Storefronts).
 - (b)** Subdivide the facade horizontally into base, middle and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e. projecting horizontal band) or change in material. Such features may be placed at the top of the second story when the first

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and second stories have the visual appearance of a unified exterior expression.

- (c) The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.
- (d) The exterior visual expression of the top story of buildings over three (3) stories shall be distinctive from the stories below the top story.

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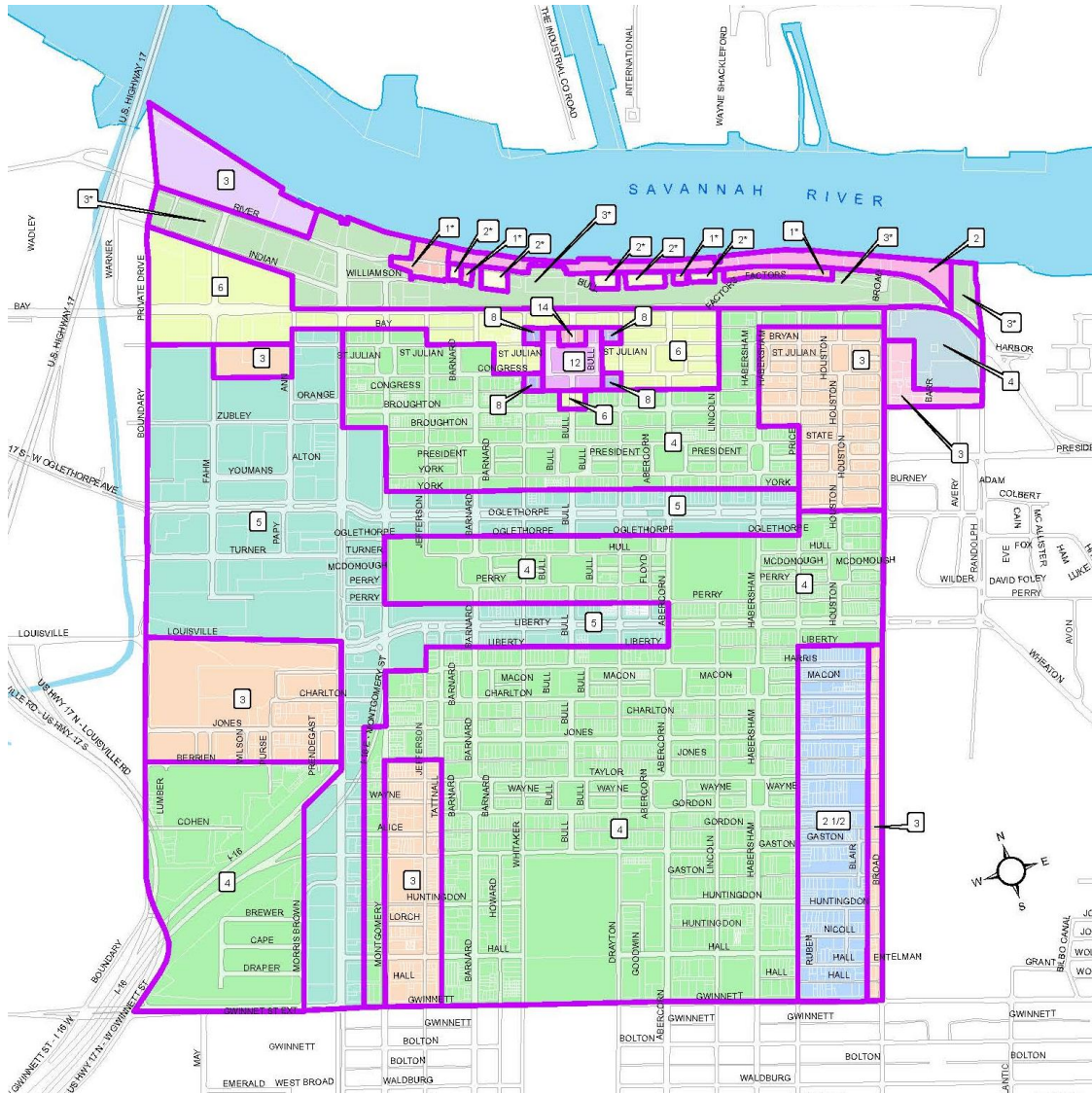


Figure 7.8-4
Savannah Downtown Historic District Height Map

***Denotes the maximum number of stories above Bay Street as measured at City Hall.**

c. Building Form

Building form is based on the height, mass and envelope of a building. The proposed building form for new construction shall comply with the following:

- i.** A proposed building on an east-west connecting street shall utilize a contributing building form located within the existing block front or on an immediately adjacent titing or trust block.
- ii.** A proposed building located on an east-west through street shall utilize a contributing building form fronting the same street within the same ward or in an adjacent ward.
- iii.** A proposed building located on a trust block which fronts into a titing block shall utilize

a contributing building form within such trust block. If, however, no contributing buildings exist on such trust block, a contributing building form from the tithing block across the street shall be utilized.

- iv. A proposed building located on a trust block which fronts another trust block shall utilize a contributing building form from the same trust block. If, however, no contributing building exists on the trust block, a contributing building form from the trust block across the street shall be utilized. If, however, no contributing building exists on such trust block, a contributing building form from the tithing block across the street shall be utilized.

d. Setbacks

i. Front yards

There shall be no front yard setbacks except as follows:

- (1) On tithing lots where there is a historic setback along a particular block face, such setback shall be provided. For the purpose of this Section, a historic setback is the average of the contributing buildings along a block face.
- (2) On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

ii. Side and rear yards

Side and rear yard setbacks shall not be required.

e. Foundations

i. Alterations to contributing resources

- (1) Foundations shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
- (2) If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
- (3) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

ii. New construction, alterations to non-contributing resources and additions

(1) Configuration

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

(2) Materials

- (a) Foundations piers shall be constructed of brick, stone, or stucco over concrete block piers.
- (b) The space between piers may be filled with wood lattice, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

f. Exterior Walls

i. Alterations to contributing resources

(1) Materials

- (a)** Exterior walls shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the replacement materials and configuration shall be of the same materials and configuration as the original wall.
- (b)** Prohibited
 - (i)** Materials that cause damage, obscure, or change the appearance to the underlying historic fabric are prohibited.
 - (ii)** Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood simulated horizontal lap siding, fiber cement panels, EIFS, T-111, ceramic-based coatings and sealers on siding.

(2) Finishes and Treatments

- (a)** Color changes to contributing resources shall be historically appropriate.
- (b)** Ceramic based coatings and sealers on wood siding shall not be permitted.
- (c)** Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disk sanding shall not be permitted.

ii. New construction, alterations to non-contributing resources and additions

(1) Configuration

On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.

(2) Materials

- (a)** Permitted materials
 - (i)** Residential exterior walls shall be finished in brick, wood, or true stucco. Commercial exterior walls shall be finished in brick, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.
 - (ii)** Wood siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.
- (b)** Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.

(3) Finishes and Treatments

Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.

g. Entrances and Doors

i. Alterations to contributing resources

- (1)** Doors shall be repaired rather than replaced, provided however, if the degree of

degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.

- (2) If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

ii. New construction, alterations to non-contributing resources and additions

(1) Location

(a) Trust Lots

- (i) A building on a trust lot facing a square shall locate its primary entrance to front the square.
- (ii) A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as other contributing buildings on the same block.

(b) Tithing Blocks: A building on a tithing block shall locate its primary entrance to front the east-west street.

(c) Broughton Street: A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.

(d) North of Broughton Street: North of Broughton Street, a corner building located adjacent to a north-south service street shall have an entrance on the service street.

(e) East-West Connecting Street: A building along an east-west connecting street fronting a square shall entrances at intervals not to exceed 50 feet.

(f) Corner Entrance: An angled entrance shall only be permitted at intersections of streets or lanes.

(g) If none of the above conditions apply, the building entrance shall be consistent with contributing buildings within the context.

(2) Configuration

Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding facades with wood siding.

(3) Materials

(a) Permitted: Glass, wood, clad wood or steel (without wood grain simulation). See Sec. 7.8.10.h Commercial Storefronts.

(b) Prohibited: Vinyl; sliding glass doors visible from a street; steel-pressed doors simulating wood grain, half-moon, semi-circular, diamond or similar light insets; boarded-up doors or entrances.

h. Windows, Shutters and Commercial Storefronts

i. Windows

(1) Alterations to contributing resources

- (a)** Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning

Director, and the new window shall be of the same materials and configuration as the original (including single-gazed and true-divided lights, when appropriate).

- (b)** If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.
 - (c)** The boarding of windows and/or window openings shall not be permitted (see Sec. 3.20, Proactive Preservation, contributing buildings for temporary boarding). Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.
- (2) New construction, alterations to non-contributing resources and additions**
- (a) Configuration**
 - (i)** All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of no less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes.
 - (ii)** Windows facing a street shall be double or triple hung, awning, casement or Palladian.
 - (iii)** The boarding of windows and/or window openings shall not be permitted; however, exceptions may be made for emergency situations as provided in Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.
 - (iv)** The centerline of the window and door openings all align vertically.
 - (v)** Double glazed, simulated divided light, windows shall be permitted provided that the following are met:
 - i.** The muntin is 7/8 inches or less,
 - i.** The muntin profile shall simulate traditional putty glazing,
 - ii.** The lower sash rail shall be wider than the meeting and top rails,
 - iii.** There shall be a spacer bar in between double panes of glass, and
 - iv.** Extrusions shall be covered with appropriate molding.
 - (vi)** Between-the-glass, snap-in or applied muntins shall not be permitted.
 - (vii)** Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
 - (viii)** Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.
 - (ix)** The distance between windows shall not be less than for adjacent contributing buildings, nor more than two (2) times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the visually-related context **and is visually compatible**.
 - (x)** Paired or grouped windows shall be permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.
 - (xi)** Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

(b) Materials

- (i)** Window casings and sashes shall be made of metal, wood or clad wood material.
- (ii)** Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity glass.
- (iii)** Solid vinyl windows shall be prohibited.

ii. Shutters

- (1)** Exterior shutters shall consist of a durable wood.
- (2)** Shutters shall be hinged and operable and sized to fit the window opening.
- (3)** The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

iii. Commercial Storefronts

(1) Alterations to contributing resources

- (a)** Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be the of same materials and configuration as the original.
- (b)** If the original storefront material and/or configuration is unknown, the new storefront material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources and additions

(a) Configuration

- (i)** The first story of a commercial building (except buildings with offices on the ground floor) shall be designed as a storefront.
- (ii)** Storefront area glazing shall be not less than 55% of surface area. Such glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms. Storefront glazing shall extend from the sill, or from an 18-24 inch base of contrasting design or material to the lintel.
- (iii)** Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.
- (iv)** Entrances fronting Broughton Street shall be recessed and centered within the storefront.

(b) Materials

- (i)** Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.
- (ii)** Storefront bases shall consist of wood, bronze, masonry, glazed brick or tile.
- (iii)** Exterior burglar bars, fixed “riot shutters”, roll-down shutters, or similar security devices shall not be permitted.

i. Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks

i. Alterations to contributing resources

- (1) Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be the same of the same materials and configuration as the original.
- (2) If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.
- (3) Front porches shall not be enclosed. **Historic S**ide and rear porches may be screened with fine wire mesh, lattice or shutters, provided the porch continues to read as a porch and character defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged. **Historic R**ear porches may also be enclosed with glazing.
- (4) Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.
- (5) Wrought iron brackets shall not be used with wood balcony railings.

ii. New construction, alterations to non-contributing resources and additions

Porches, stoops, balconies, porticos and exterior stairs within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

(1) Configuration

- (a) Wood portico posts shall have a cap and base molding. The column capital shall extend outward of the porch architrave.
- (b) Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.
- (c) Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed nine (9) feet, six (6) inches.
- (d) Infill between foundation piers shall be recessed so that the piers are distinguishable.
- (e) Residential balconies shall not extend more than three (3) feet in depth from the face of a building and shall be supported by brackets of other types of architectural support.
- (f) Decks shall be screened from view from the street and shall be stained or painted to blend with the colors of the main building.
- (g) New exterior basement stairs may be established in the D-CBD district with approval of the encroachment by the Mayor and Aldermen and provided the following criteria are met:
 - (i) A minimum of three (3) feet of unobstructed sidewalk shall be maintained between the edge of the exterior basement stairs and the tree lawn. A minimum of six (6) feet shall be maintained if no tree lawn exists. No portion of any tree lawn may be used for exterior basement stair space.
 - (ii) New exterior basement stairs shall be located only on a secondary façade.
 - (iii) An exterior basement stair shall not dominate the façade or interfere with the visual expression or architectural features of a building.

(2) Materials

- (a) On porches, porticos and stoops, if proposed, piers and base walls shall be the same material as the foundation wall facing the street.
- (b) Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.
- (c) Supported front porticos shall be constructed of wood unless the proposed material matches other façade details on the same building, such as terracotta, marble or metal.
- (d) Prohibited material: Vinyl.
- (e) Wrought iron brackets shall not be used with wood balcony railings.

j. Awnings, Canopies and Shade Structures

Awnings, canopies and shade structures within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

i. Configuration

- (1) Installations extending above the public right-of-way shall have a minimum vertical clearance of eight (8) feet above the sidewalk.
- (2) Awnings and canopies shall be structurally and architecturally integrated into the design of the façade.
- (3) Installations shall not obscure character-defining features.
- (4) Back-lit (internally lit) awnings shall be prohibited.
- (5) Awnings shall not connect two (2) façades.
- (6) Prefabricated shade structures not specifically custom designed for a particular site or building shall be located to the rear of the property, minimally visible, or screened from view. The maximum height shall be 11 feet and the maximum area shall be 100 square feet on any property, unless specifically required by state law for playground equipment. Colors shall be neutral.

ii. Materials

- (1) Installations shall be constructed of canvas, cloth or equivalent, metal, or glass.
- (2) Supports shall consist of metal or wood. PVC shall not be permitted.

k. Roofs

i. Contributing Resources

(1) Configuration

- (a) Original roof configuration shall be maintained.
- (b) Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.
- (c) Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

(2) Materials

- (a) Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material and configuration as the original (except wood or asbestos).

(b) Metal roofs shall have a metal drip edge covering all edges.

ii. New construction, alterations to non-contributing resources and additions

(1) Configuration

- (a) Gable and hip roofs pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.
- (b) Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail, or be screened from the street by a parapet wall.
- (c) Shed roofs, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.
- (d) Parapets shall have a stringcourse and a coping.
- (e) Mansard roofs shall slope from all four sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.
- (f) Skylights and roof vents may be permitted if integrated into roof design.
- (g) Pergolas and roof decks shall not be permitted on the street façade.
- (h) Eaves shall extend no less than 12 inches beyond the supporting walls.
- (i) Gable end rakes shall overhang at least eight (8) inches.
- (j) Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.
- (k) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
- (l) Applied mansard roofs shall not be permitted.

(2) Materials

- (a) Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.
- (b) Metal roofs shall have a metal drip edge covering all edges.
- (c) Rooftop gardens or green roofs, as defined by City Code Part 8 (Planning and Regulation of Development), Article F (Green Roofs) shall be permitted.

I. Additions to Contributing Resources

Additions shall comply with the above standards and the following standards:

- i. Additions shall not be on the primary or front façade of the resource, and shall be located to the rear of the resource or the most inconspicuous façade.
- ii. Additions shall be subordinate in height and mass to the resource.
- iii. Additions shall not obscure or damage any character-defining features.
- iv. Additions to roofs shall not be visible from the front elevation.
- v. An addition shall be sited such that it is clearly an appendage and distinguishable from the contributing building.
- vi. Additions shall be reversible with minimal damage to the contributing building.

m. Accessory Structures

Accessory structures, including accessory dwellings, shall comply with the Visual Compatibility Criteria, the above design standards, the requirements set forth in Sec. 8.7, Accessory Structures and Uses, except as provided below:

Commentary: *The term accessory dwelling also includes carriage houses.*

i. Configuration

Accessory structures shall be located in the rear yard even if there is no lane access.

- (1) The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.
- (2) Accessory buildings and structures shall not be more than two (2) stories tall.
- (3) Where contributing accessory dwellings are to be expanded in depth, such expansion shall not occur on the lane façade of the building.
- (4) New accessory dwellings and garages may have up to a five (5) foot lane setback to allow a turning radius into the garage.
- (5) Roofs shall be side gable, hip with parapet, flat or shed with parapet.
- (6) Driveway aprons shall not be erected on the public right-of-way.

ii. Doors and Openings

- (1) In contributing accessory dwellings or accessory structures, original entry dimensions shall not be modified.
- (2) Where garage doors front streets or are adjacent to sidewalks, they shall resemble carriage house doors.
- (3) Garage openings shall not exceed 12 feet in width.

n. Satellite Dishes

- i. Ground mounted satellite dishes shall not be located in a front yard.
- ii. Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.
- iii. Building mounted satellite dishes shall not be located on a street fronting façade (except lanes).

o. Fuel Canopies

- i. The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.
- ii. The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building, and should be complementary to the overall color scheme of the building façade from which it projects.
- iii. A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

p. Mechanical Equipment and Refuse

Mechanical equipment and refuse shall comply with Sec. 9.5.3, Screening of Service Areas, except as provided below.

- i. Electrical vaults, meter boxes, communications devices, ~~satellite dishes~~, and similar equipment shall be located on the secondary and/or rear façades and shall be minimally

visible from view.

- ii. Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.
- iii. Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design and screened by a decorative grate.
- iv. Refuse storage areas shall be located within a building or to the side or rear of the building and screened from the public right-of-way.
- v. Alternative energy source devices may be permitted on new construction and non-contributing resources. Such devices may be permitted on contributing resources provided they are not visible from a street fronting elevation and do not damage or obscure any character-defining features.

q. Lighting

In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:

i. Configuration

Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

ii. Materials

Light fixtures shall be constructed of metal and/or glass.

iii. Source Type

White light source only.

r. Parking and Paving

In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

- i. Parking areas shall be located in the rear yard. Properties on Trust lots or with double street frontage are exempt from this provision.
- ii. Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.
- iii. Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.
- iv. Curb cuts shall not exceed 20 feet in width. Loading areas for commercial development are exempt from this provision and shall be the minimum required.
- v. Loose paving materials, such as crushed shell or gravel, may be permitted provided that it is no closer than 18 inches of the public right-of-way.
- vi. Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary façade, unless the Board determines that there are site-specific constraints which ~~prevent~~ require it.

s. Fences, Trellises and Walls

Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below.

i. Configuration

- (1) Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises² may exceed 11 feet in height, provided they are visually compatible.
- (2) Fences, ~~screens~~-trellises and walls shall not extend beyond the front façade of a building except in the following cases:
 - (a) A building set back on a trust lot with a front garden;
 - (b) A building set back on an east-west street with a front garden.
- (3) Where permitted, fences or walls shall not exceed 48 inches within the front yard.

ii. Materials

- (1) Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.
- (2) Wood fences shall be painted or stained wood.
- (3) Trellises shall be wood, metal or wire.
- (4) A masonry base shall be used with iron or extruded aluminum fencing.
- (5) Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.

t. Large-Scale Development Standards

Large-Scale Development shall comply with the following standards. New construction on monumental buildings shall be exempt from Large-Scale Development ~~s~~Standards.

i. Visual Compatibility Criteria (Sec. 7.8.9).

ii. Design Standards (Sec. 7.8.10). Should there be a conflict, the ~~L~~arge-~~s~~Scale ~~e~~Development ~~s~~Standards shall take precedence.

iii. Footprint

- (1) Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries (see Fig. 7.8-4~~3~~). Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than maximum permitted may be constructed for shared use(s).
- (2) In D-C and D-R zoning districts, the building footprint shall occupy a minimum of 50% of the lot width along the lane (Fig. 7.8-5).

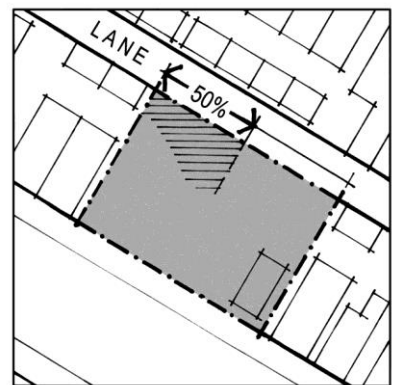


Figure 7.8-5

iv. Mass

A minimum of two (2) of the following devices shall be incorporated into the design:

(1) Subdivide Horizontally (for residential buildings only).

Subdivide the façade horizontally into base, middle, and top (Fig. 7.8-6). The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band) or change in material. Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.

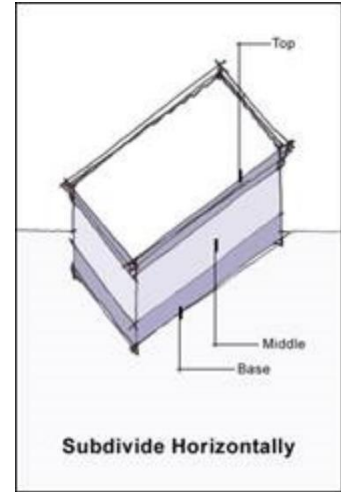


Figure 7.8-6

(2) Multiple Volumes

Use multiple detached volumes made up of two (2) or more separate forms to break up the building into two (2) or more structures (Fig. 7.8-7).

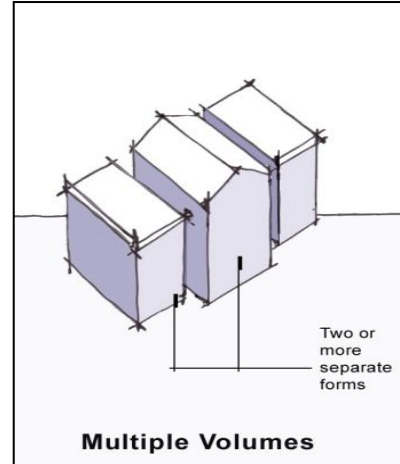


Figure 7.8-7

(3) Roofline Variation

Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade (Fig. 7.8-8).

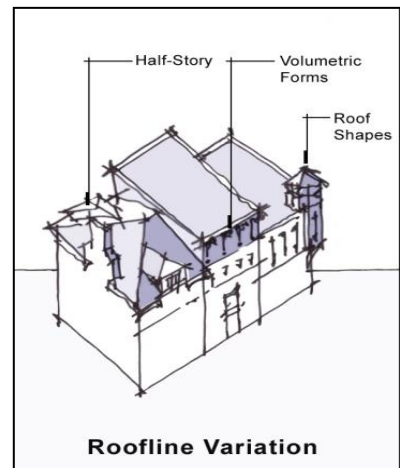


Figure 7.8-8

(4) Setback Standard

Incorporate setbacks within the façade. Setbacks between street fronting walls shall be at least 24 feet wide and eight (8) feet deep and contain windows in the walls perpendicular to the street (Fig. 7.8-9). Setbacks shall extend to the ground or begin immediately above the ground floor.

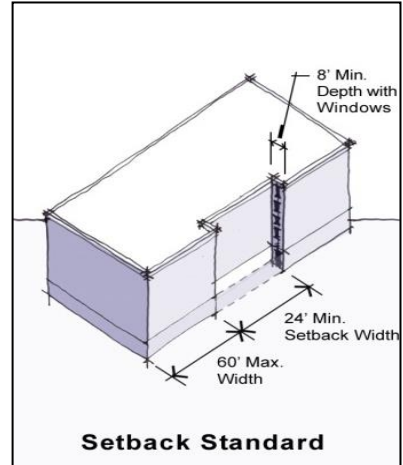


Figure 7.8-9

(5) Recess Standard

Incorporate recesses within the wall plane. Building frontage is shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.

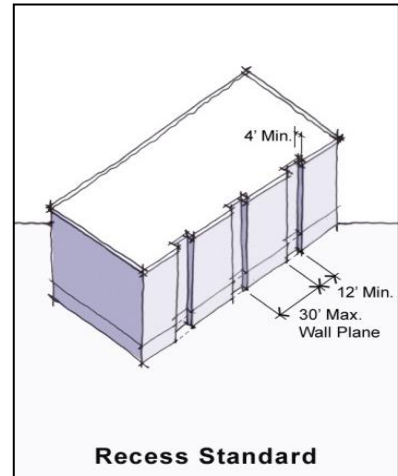


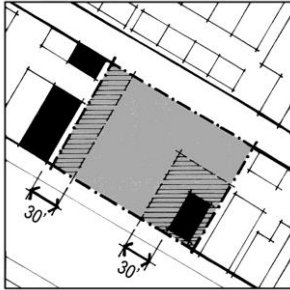
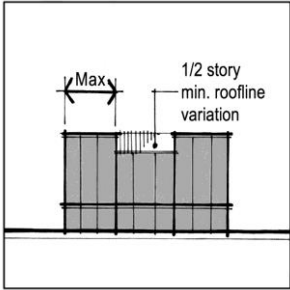
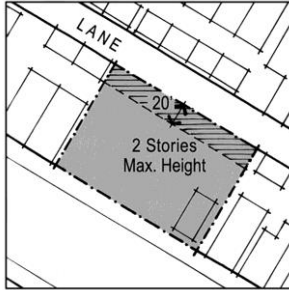
Figure 7.8-10

v. Height

- (1)** Large scale development shall be subject to the Height standards in Sec. 7.8.9.b. and the provisions of Table 7.8-1.

For the purposes of this Section, large scale development is any development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel; or is four- (4) stories or greater than in D-C and D-R zoning districts; or, is five- (5) stories or greater in all other zoning districts within the Savannah Downtown Historic District. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

Table 7.8-1 Height Standards for Large Scale Development

	Historic Building	Roofline Variation	Lane
All DC and DR Zoning Districts			
All other Zoning Districts	--	<p>Maximum frontage of 120 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline.</p>	<p>Maximum height shall not exceed two (2) stories within 20 feet of a lane when across the lane from a D-C and/or a D-R zoning district.</p>

- (2) Additional stories above the Height Map for non-contributing Large-Scale Development.
- (a) The following properties are eligible for an additional story on the area of the building that is unaffected by the standards in Table 7.8-1.
 - (i) D-C and D-R Zoning Districts: A maximum of one (1) story above the Historic District Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street, Trust Lots, and outside the National Historic Landmark District boundaries.
 - (ii) All other Zoning Districts: A maximum of one (1) story above the Historic District Height Map may be permitted.
 - (b) Access above the bonus story shall be the minimum necessary for mechanical maintenance and repairs only. Only one point of access (excluding hatch access) shall be permitted above the bonus story.
 - (c) One or more of the criteria below must be met to qualify for an additional story:
 - (i) An historic street or lane, as identified on Figure 7-8.2, is restored and dedicated to the City of Savannah as a public right-of-way;
 - (ii) Affordable housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager;
 - (iii) Multiple ground floor active uses **(as defined)** permitted in the base zoning district ~~(including but not limited to retail, office, restaurant)~~ span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances. For rehabilitations, the active ground floor uses must replace previously inactive uses to qualify. Lobbies shall not occupy more than 30% of 60 linear feet (whichever is greater) on any primary façade. For buildings facing two or more streets, lobbies shall not occupy more than 50% of 90 linear feet (whichever is greater) on the secondary facades provided that the total linear feet of the lobby area on the street-facing exterior does not exceed 120 linear feet. For every 60 feet of street frontage, a separate active use shall be incorporated. There shall be no required minimum of maximum distance between the uses. For example, for a façade with 180 linear feet of frontage, at least three uses shall be incorporated, which could occupy 30 feet, 60 feet, and 90 feet, as long as three uses are incorporated. At least 50% (linear measurement) of active use space shall be designed so that their primary entrance is only accessed from the exterior. Additionally, exterior building walls incorporate 100% ~~percent~~ modular masonry materials on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades; or
 - (iv) Achieve LEED Gold Certification, or verified equivalent, on the building. Substantial completion of certification requirements, and confirmation from the awarding agency, shall be required before a Certificate of Occupancy is issued. Additionally, exterior building walls incorporate 100% modular masonry materials on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30% of all street fronting facades.

vi. Exterior Walls

(1) Configuration

- (a)** The frontage of buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.
- (b)** Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width. The Board may vary this spacing requirement if historic precedent exists within the visually-related context and it is visually compatible.

(2) Materials

- (a)** Required
Building walls on street fronting facades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75% of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials (Sec. 7.8.10.f. Exterior Walls).
- (b)** Prohibited
EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, lintels, window hoods, string courses and brackets.

vii. Entrances

Entrances for large-scale development shall comply with Sec. 7.8.10.g., Entrances and Doors. When those conditions do not apply, the following standards shall be met:

- (1)** A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet. On Trust Blocks, a minimum of one (1) primary entrance shall be provided for every 100 feet of street frontage.
- (2)** Buildings greater than four stories and less than 60 feet wide located on a corner tithing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized. Buildings greater than 60 feet in width shall have an entrance located on an east-west street regardless of the location of any other entrances.

viii. Windows and Doors

(1) Configuration

- (a)** Facades fronting streets shall incorporate windows over the following minimum percentage of surface area:
 - (i)** Ground level commercial uses: 55%;
 - (ii)** Ground level residential uses: 25%;
 - (iii)** Ground level all other uses: 35%; and
 - (iv)** Upper levels all uses: 20%.
- (b)** Window sashes and door frames shall be inset not less than four (4) inches from all façade surfaces.

(2) Materials

- (a)** Permitted: Wood, clad wood and metal windows.
- (b)** Prohibited: Solid vinyl windows.

ix. Refuse Storage Areas.

The refuse storage area shall be located within the building.

u. Monumental Buildings

Monumental buildings shall comply with the following:

- i. Visual Compatibility Criteria (Sec. 7.8.9).
- ii. The following Design Standards from Sec. 7.8.10
 - (1) Streets and Lanes;
 - (2) Height;
 - (3) Setbacks;
 - (4) Mechanical Equipment and Refuse;
 - (5) Lighting;
 - (6) Parking and Paving; and
 - (7) Fences, Trellises and Walls.

7.8.11 Character Areas

A Character Area is a predefined area within the [Savannah Downtown](#) Historic District that has special character-defining features that are unique to that area.

a. Factors Walk

- i. A unique historic area within the Savannah National Historic Landmark District distinguished by its access to the Savannah River, parks and green space, proximity to commercial and shipping industry structures, historical structures, and sloping cobblestone rights-of-way, and pedestrian bridges.
- ii. The boundaries of the Factors Walk Character Area shall be the centerlines as follows: Savannah River on the north; Bay Street on the south; Montgomery Street on the west and the East Broad Street on the east.
- iii. Development within the Factors Walk Character Area shall comply with the following:
 - ~~(1) New construction on Factors Walk shall be exempt from Commercial Storefront standards (Sec.7.8.1o.h.) and Large Scale Development (Sec. 7.8.10.t) standards.~~
 - (1) ~~(2)~~ New construction along Factors Walk shall front both Bay Street and River Street at their respective levels. Entrances to uses above River Street shall be from upper and lower Factors Walk or from private property; provided, however, entrances to end units may front onto the public ramps.
 - (2) ~~(3)~~ A 10-foot pedestrian setback shall be provided along the river's edge and on the north side of River Street.
 - (3) ~~(4)~~ New construction north of River Street shall be placed perpendicular to the river.
 - (5) ~~(6)~~ New construction on the north side of River Street shall not exceed two (2) stories in height.
 - (6) ~~(7)~~ Buildings shall be made of brick, ballast stone or wood. The Board may approve alternative materials provided that the material is visually compatible with contributing buildings within the character area and has performed satisfactorily in the local climate.
 - (7) ~~(8)~~ New construction on the south side of River Street shall not exceed three (3) stories or 45 feet above Bay Street.

b. Beach Institute

- i. A unique area within the Savannah National Historic Landmark ~~e~~District, Beach Institute is distinguished by its plan, architecture and historic ethnic diversity containing the greatest concentration of remaining one-story cottages. Originally part of privately owned garden lots, the area developed as a series of small neighborhood villages in the mid-19th century.
- ii. The boundaries of the Beach Institute ~~C~~character ~~a~~Area shall be the centerline of the following streets: Liberty Street on the north; Gwinnett Street on the south; East Broad Street on the east and; Price Street on the west.
- iii. One (1) story buildings shall be permitted. All other parts of this Ordinance shall apply.

7.8.12 Signs

Signage within the Savannah Downtown Historic District shall comply with Sec. 9.9, Signs. Special sign districts have been established for Factors Walk, Broughton Street ~~-character area~~ and City Market Character Areas (Sec. 9.9.17).

7.8.13 Maintenance of Contributing Resources

Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.20, Proactive Preservation), and all other applicable ordinances and policies.

Sec. 7.9 Victorian Historic Overlay District

7.9.1 Purpose

The purpose of the Victorian Historic Overlay District, referred to herein as “Victorian Historic District,” is to promote the educational, cultural and economic welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within the district.

7.9.2 District Boundaries

The boundaries of the Victorian Historic District include the Victorian National Register Historic District boundaries and extend further to the west. The Victorian Historic District shall be the area bounded the centerlines of the following streets and lanes: on the north by Gwinnett Street; on the south by Anderson Lane from East Broad Street to Montgomery Street, then by East 31st Street from Montgomery Street to Martin Luther King Jr. Boulevard, then by Anderson Street from Martin Luther King Jr. Boulevard to May Street (excluding the historic Cuyler School property), and on the west by May Street (Fig. 7.9-1).

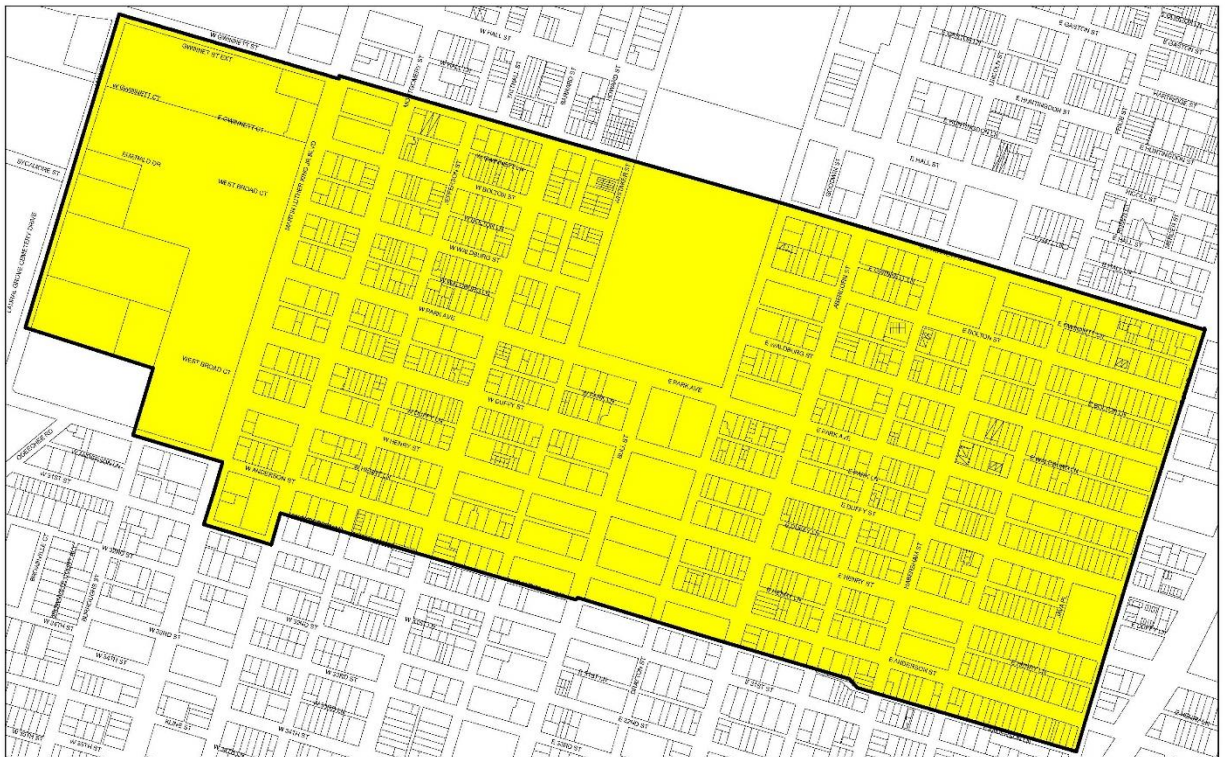


Figure 7.9-1
Victorian Historic District Boundaries

7.9.3 Relationship to Zoning Districts

For all properties within the boundaries of the Victorian Historic District, the regulations for both the base zoning district and this overlay district shall apply.

7.9.4 Contributing Resources Map

All resources within the Victorian Historic District shall be classified and designated on the “Victorian Historic District Contributing Resources Map” (Fig. 7.9-2).



Figure 7.9-2
 Victorian Historic District Contributing Resources Map

7.9.5 Period of Significance

The Period of Significance for the Victorian Historic District is 1870-1923.

Commentary: *Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.*

7.9.6 Certificate of Appropriateness Required

Prior to the commencement of certain work, as identified in Sec. 3.18, Certificate of Appropriateness, an approved Certificate of Appropriateness is required.

7.9.7 Criteria for a Certificate of Appropriateness

The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

- a.** Secretary of the Interior's Standards and Guidelines for Rehabilitation (Sec. 7.9.8)
- b.** Visual Compatibility Criteria (Sec. 7.9.9);
- c.** Victorian Historic District Design Standards (Sec. 7.9.10);
- d.** Relocation Standards (Sec. 3.18.8);
- e.** Demolition Standards (Sec. 3.18.8); and,
- f.** Sign Standards (Sec. 9.9).

7.9.8 Secretary of Interior's Standards and Guidelines for Rehabilitation

Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.9.9 Visual Compatibility Criteria

To maintain the special character of the Victorian Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

a. Height

The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

b. Width

The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. Scale

The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

related.

d. Setbacks

The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.

e. Rhythm

The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

f. Openings

The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

g. Projections

Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

h. Materials

The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

i. Roof Shapes

The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

j. Signs

Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

7.9.10 Victorian Historic District Design Standards

a. New Construction, Additions, and Alterations

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

i. Setbacks

The front, rear and side yard setbacks shall be determined by the base zoning district.

ii. Height and Mass

The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.

- (1) The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.
- (2) The maximum height, building coverage and building footprint shall be determined by the base zoning district.
- (3) Floor to Floor Heights
 - (a) In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than 10 feet.
 - (b) In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

iii. Foundation

The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.

(1) Alterations to contributing resources

- (a) Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
- (b) If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
- (c) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials

- (i) Foundations shall be constructed of brick, stone or stucco over concrete block piers.
- (ii) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
- (iii) Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

(b) Configuration

- (i) In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, foundations shall be the average height of foundations on contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade. Front porches shall have expressed piers.

- (ii) Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

iv. Exterior Walls

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.

(1) Alterations to contributing resources

- (a) Exterior walls shall be repaired rather than replace, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new wall shall be of the same materials and configuration as the original wall.
- (b) If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.
- (c) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, T-111.

(2) New construction, alterations to non-contributing resources, and additions

- (a) Permitted materials: Brick, stone, wood, true stucco, and smooth fiber cement horizontal lap siding.
- (b) Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, EIFS, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, and metal panels.

v. Windows, Shutters and Storefronts

The intent of these standards is to ensure that windows, shutters and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

(1) Windows

- (a) Alterations to contributing resources
 - (i) Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).
 - (ii) If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.
- (b) New construction, alterations to non-contributing resources, and additions
 - (i) Materials
 - i. Window casings and sashes shall be made of metal, wood or clad wood material.
 - ii. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.
 - iii. Solid vinyl windows are prohibited.
 - (ii) Configuration

- i.** Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.
- ii.** Windows shall be single-hung, double-hung, triple-hung, awning or casement, except for accent windows which may also be fixed or hopper. Casement windows shall have light divisions.
- iii.** Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.
- iv.** Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
- v.** Window sashes shall be inset a minimum of three (3) inches from the façade, except for wood frame buildings.
- vi.** Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.
- vii.** All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.
- viii.** Retail uses shall incorporate transparent features (windows and doors) over a minimum of 70% of the ground floor façade.
- ix.** All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.

(2) Shutters

- (a)** Exterior shutters shall consist of a durable wood species.
- (b)** Shutters shall be sized to fit the window and operable (hinged and able to be closed over the window).
- (c)** The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

(3) Storefronts

- (a)** Alterations to contributing resources
 - (i)** Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be of the same materials and configuration as the original.
 - (ii)** If the original storefront material and/or configuration is unknown, the new storefront material and configuration shall be based on historic context.
- (b)** New construction, alterations to non-contributing resources and additions
 - (i)** Materials
 - i.** Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum steel or copper as part of a glazed storefront system.
 - ii.** Storefront bases shall consist of wood, bronze, glazed brick or tile.

iii. Exterior burglar bars, fixed or roll-down security devices or similar security devices shall not be permitted.

(ii) Configuration

i. Storefront glazing shall be inset a minimum of four (4) inches from the face of the building.

ii. Storefront glazing shall extend from an 18-24 inch tall base of contrasting material or design.

iii. Storefront glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.

vi. Doors/Entrances

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

(1) Alterations to contributing resources

(a) Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.

(b) If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials

(i) Doors shall be of glass, wood, clad wood or steel without wood grain simulation.

(ii) Doors shall not have a decorative diamond inset, half-moon inset, or other prefabricated ornamentation.

(iii) Sliding doors shall not be permitted.

(b) Configuration

(i) Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).

(ii) Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the lot, or based on historic precedent.

(iii) Angled entrances shall only be permitted at intersections of streets or lanes.

(iv) There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

vii. Porches, Stoops, Balconies and Decks

(1) Alterations to contributing resources

(a) Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch shall be of the same material and configuration as the original.

- (b)** If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.
 - (c)** Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character defining features (including but not limited to columns, balustrades, entablature and similar features) are retained and not obscured or damaged.
 - (d)** Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.
- (2) New construction, alterations to non-contributing resources, and additions**
- (a)** Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.
 - (b) Materials**
 - (i)** On porches and stoops, piers and base walls shall be the same material as the foundation wall facing the street.
 - (ii)** Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.
 - (iii)** Prohibited materials: Vinyl and PVC.
 - (c) Configuration**
 - (i)** On single-family detached, single-family attached, and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.
 - (ii)** On three and four-family and townhouse dwellings, a stoop extending a minimum of four (4) feet in depth and six (6) feet in width shall be required.
 - (iii)** Wood portico posts shall have a cap and base molding.
 - (iv)** Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.
 - (v)** Front porches shall not be enclosed.
 - (vi)** Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.

viii. Awnings

The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.

(1) Materials

Awnings shall be constructed of canvas, cloth or equivalent, metal (though not corrugated), or glass.

(2) Configuration

- (a)** A minimum of eight (8) feet vertical height clearance shall be maintained above the public right-of-way.
- (b)** Awnings shall be structurally and architecturally integrated into the façade and shall not obscure character-defining features.
- (c)** Back-lit (internally lit) awnings shall be prohibited.
- (d)** Awnings shall not connect two (2) façades.

ix. Roof

The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.

(1) Contributing Resources

(a) Materials

- (i)** Original roofs shall be repaired rather than replaced provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be the same material and configuration as the original (except wood or asbestos).
- (ii)** Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

- (i)** Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.
- (ii)** Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials

- (i)** Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic or architectural asphalt or similar shingles.
- (ii)** Metal roofs shall have a metal drip edge covering all edges and a maximum seam height of one (1) inch.

(b) Configuration

- (i)** Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.
- (ii)** Gable and hip roofs shall be symmetrically pitched between 4:12 and 10:12.
- (iii)** Skylights, and roof vents may be permitted if integrated into roof design.
- (iv)** Pergolas and roof decks shall not be permitted on the street façade.
- (v)** Eaves shall extend no less than 12 inches beyond the supporting walls.
- (vi)** Gable end rakes shall overhang at least eight (8) inches.
- (vii)** Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.
- (viii)** Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
- (ix)** Applied mansard roofs shall not be permitted.

x. Mechanical Equipment and Refuse

The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:

- (1) Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façades and shall be minimally visible.
- (2) Roof mounted equipment and HVAC units shall be screened from view from the street.
- (3) Through-the-wall and through-the-window air conditioners shall be located on the secondary or rear facades and shall be minimally visible.
- (4) Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.
- (5) Alternative energy source devices may be permitted on new construction, additions, and alterations to non-contributing resources provided they are integrated into the building design. Alternative energy source devices may be permitted on contributing resources provided they are not visible from the street and do not damage or obscure any character-defining features.

xi. Lighting

The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials, and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:

- (1) Materials: Light fixtures shall be constructed of metal and/or glass.
- (2) Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.
- (3) Source Type: White light source only.

xii. Additions

In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:

- (1) Additions shall be subordinate in height and mass to the resource.
- (2) Additions shall not obscure any character-defining features.
- (3) Additions shall not be on the primary or front façade of the resource.

xiii. Accessory Structures (including garages, carports and accessory dwelling units, excluding fuel canopies)

In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, accessory buildings shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

- (1) Accessory buildings and structures shall be located in the rear yard.
- (2) New accessory buildings and structures shall be in scale with other contributing accessory buildings and structures on the lane.
- (3) The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.
- (4) Accessory buildings and structures shall not be more than two (2) stories tall.
- (5) Garage openings shall not exceed 12 feet in width.

xiv. Satellite Dishes

- (1) Ground mounted satellite dishes shall not be located in a front yard.
- (2) Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.
- (3) Building mounted satellite dishes shall not be located on a street fronting façade (except lanes).
- (4) Only one (1) satellite dish is permitted per unit.

xv. Fuel Canopies

- (1) The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.
- (2) The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building.
- (3) A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

b. Parking and Paving

The intent of these standards is to create and protect contiguous, active pedestrian street fronts. The use of pervious paving shall be encouraged. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

- i. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone or other materials as approved by the Planning Director.
- ii. Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.
- iii. Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are on a corner lot with lane access or on a parcel that does not have access to a lane.

iv. Parking Lots Over 30 Feet in Length

Where a parking lot extends over 30 feet in length along any street, a 36-inch high wall shall be placed parallel to the building façade along the parking lot in order to screen vehicles. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.

v. Vehicular Access

- (1) For single and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site. Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip design. The driveway shall be no wider than 12 feet and the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot.
- (2) For uses other than single and two-family dwellings, vehicular access shall be from the lane. Where there is no lane, the Planning Director and the City Manager or his or her designee shall consult with each other to determine the most appropriate access location.

vi. Parking Structures

Parking structures shall comply with the Visual Compatibility Criteria, Victorian Historic District Design Standards, and the following standards:

- (1) There shall be no exterior evidence at the ground level to indicate that the parking structure is used for parking, except for ingress and egress. At the ground floor level each visible portion of the structure shall be wrapped in residential or nonresidential uses permitted in the base zoning district.
- (2) In-structure parking may extend to within three (3) feet of the rear lot line where parking access is provided from a lane.

c. Fencing and Walls

The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

i. Materials

- (1) Permitted: Wood, iron, brick, stucco over concrete block, or extruded aluminum.
- (2) Prohibited: Chain-link, vinyl, PVC, and corrugated metal.

ii. Configuration

- (1) Fences or walls no more than 36 inches in height may be installed within the front yard.
- (2) Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind of the front façade of the building.

7.9.11 Monumental Buildings

Monumental buildings shall not be subject to strict application of the Victorian Historic District Design Standards but shall be subject to the following:

- a. Visual Compatibility Criteria (Sec. 7.9.9).
- b. The following Design Standards from Sec. 7.9.10
 - i. Mechanical Equipment and Refuse;
 - ii. Parking and Paving; and
 - iii. Fences and Walls.

7.9.12 Signs

Signage within the Victorian Historic District shall comply with Sec. 9.9, Signs, including the special sign district standards for the district.

7.9.13 Maintenance of Contributing Resources

Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.20, Proactive Preservation), and all other applicable ordinances and policies.

7.9.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street

Urban Redevelopment Plan provides for permitted and prohibited uses.

a. Permitted Uses

The permitted uses are the same as those in the base zoning district unless otherwise specified in this Section. The use standards listed below shall apply to any properties having frontage on Martin Luther King, Jr. Boulevard or Montgomery Street in addition to any use standard found in Article 8.0, Use Regulations.

i. Parking Facility

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance that is not structured shall provide a six (6) foot high opaque fence along any property line adjacent to a residential property. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance shall not be required to comply with the requirements of this Section unless substantial modifications are proposed.

ii. Place of Worship

In buildings not originally constructed for a place of worship, such use shall not be allowed on a ground floor. This standard shall not apply to such uses existing as of the Effective Date of this Ordinance.

iii. Private Club/Lodge/Membership Club (with or without facility rental)

Such use shall not be allowed on the ground floor.

iv. Hall, banquet or reception

Such use shall not be allowed on the ground floor.

b. Prohibited Uses

In addition to any use not permitted in the base zoning district in Sec. 5.4, Principal Use Table, the following uses are additional uses that are prohibited on any properties having frontage on Martin Luther King, Jr. Boulevard or Montgomery Street:

- i.** Substance Recovery Facility;
- ii.** Emergency Medical Services (EMS) substation/Ambulance service;
- iii.** Hospital;
- iv.** Day Labor Employment Center;
- v.** Flea Market, not including farmer's market;
- vi.** Outdoor Sales;
- vii.** Package Store;
- viii.** Check cashing/Title pawn;
- ix.** Funeral Home; mortuary (not including crematorium);
- x.** Crematorium;
- xi.** Nightclub;
- xii.** Heavy equipment/Heavy vehicle sales, rentals and leasing;
- xiii.** Watercraft sales, rentals and service;
- xiv.** Vehicle service, major. Those uses legally existing as of the Effective Date of this Ordinance shall not be considered nonconforming;
- xv.** Self-Service Storage Facility; and
- xvi.** Broadcast Transmission Tower.

c. Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street

i. Parking and Access

New curb cuts along Martin Luther King, Jr., Boulevard or Montgomery Street shall be limited

to one (1) curb cut per 100 feet of street frontage. Such curb cut shall not exceed 20 feet in width unless otherwise required by the City Manager or his or her designee.

ii. TC-2 Development Standards

For properties zoned TC-2 that are located within the Martin Luther King, Jr. Boulevard/Montgomery Street Urban Redevelopment Area and that do not contain a contributing structure, the following standards apply:

- (1) **Density.** A maximum residential density is not required for multi-family development; however, a minimum floor area requirement of 450 square feet is applicable.
- (2) **Height.** The maximum height is four (4) stories or 55 feet maximum up to 150 feet from the right-of-way of Montgomery Street. For a distance greater than 150 feet, the maximum height is the limit specified for the base district.

When an abutting parcel contains an existing residential dwelling, the maximum height shall not be more than one (1) story taller than the residence within 30 feet from the exterior wall of the residence.

Sec. 7.10 Cuyler-Brownville Historic Overlay District

7.10.1 Purpose

The purpose of the Cuyler-Brownville Historic Overlay District, referred to herein as “Cuyler-Brownville Historic District,” is to promote the educational, cultural and economic and welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within the district.

7.10.2 District Boundaries

The boundaries of the Cuyler-Brownville Historic District shall follow the National Register Historic District boundaries with the addition of an area to the west of the district, and shall be the area bounded by the centerlines of the following streets and lanes: on the north by Anderson Street (including the historic Cuyler School property); on the south by Victory Drive; on the east by Martin Luther King, Jr. Boulevard; and on the west by Ogeechee Road to West 34th Street, Kollock Street from West 34th Street to Ogeechee Road, and Ogeechee Road from Kollock Street to Victory Drive (Fig. 7.10-1).

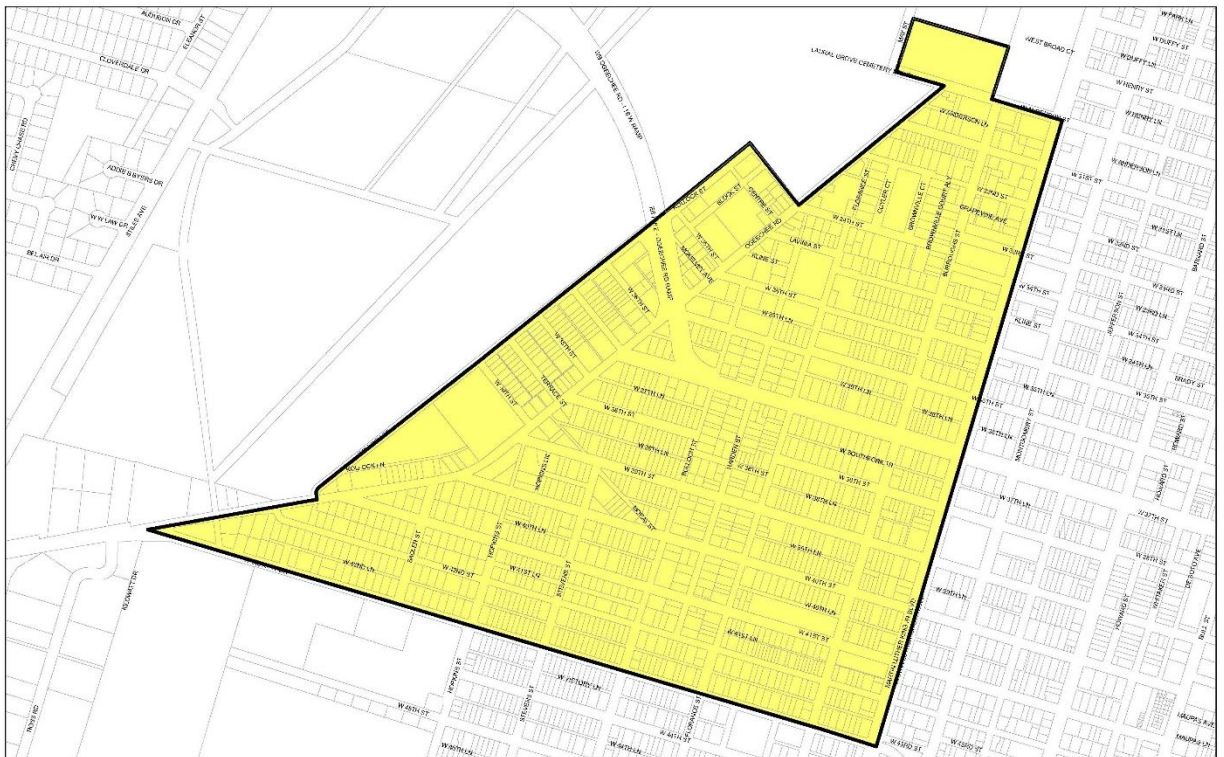


Figure 7.10-1
Cuyler-Brownville Historic District Boundaries

7.10.3 Relationship to Zoning Districts

For all properties within the boundaries of the Cuyler-Brownville Historic District, the regulations for both the base zoning district and this overlay district shall apply.

7.10.4 Contributing Resources Map

All resources within the Cuyler-Brownville Historic District shall be classified and designated on the “Cuyler-Brownville Historic District Contributing Resources Map” (Fig. 7.10-2).



CUYLER-BROWNVILLE HISTORIC DISTRICT CONTRIBUTING RESOURCES MAP

Updated: March 29, 2017

Figure 7.10-2
 Cuyler-Brownville Historic District Contributing Resources Map

7.10.5 Period of Significance

The Period of Significance for the Cuyler-Brownville Historic District is 1867-1937.

Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.

7.10.6 Certificate of Appropriateness Required

Prior to the commencement of certain work, as identified in Sec. 3.18, Certificate of Appropriateness, an approved Certificate of Appropriateness is required.

7.10.7 Criteria for a Certificate of Appropriateness

The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

- a.** Secretary of the Interior's Standards and Guidelines for Rehabilitation (Sec. 7.10.8)
- b.** Visual Compatibility Criteria (Sec. 7.10.9);
- c.** Cuyler-Brownville Historic District Design Standards (Sec. 7.10.10);
- d.** Relocation Standards (Sec. 3.18.8);
- e.** Demolition Standards (Sec. 3.18.8); and,
- f.** Sign Standards (Sec. 9.9).

7.10.8 Secretary of Interior's Standards and Guidelines for Rehabilitation

Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.10.9 Visual Compatibility Criteria

To maintain the special character of the Cuyler-Brownville Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

a. Height

The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

b. Width

The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. Scale

The overall scale and the scale of individual components of the proposed building or structure

shall be visually compatible with contributing buildings and structures to which it is visually related.

d. Setbacks

The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.

e. Rhythm of Building or Structure

The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

f. Openings

The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

g. Projections

Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

h. Materials

The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

i. Roof Shapes

The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

j. Signs

Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

7.10.10 Cuyler-Brownville Historic District Design Standards

a. New Construction, Additions and Alterations

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Cuyler-Brownville Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

i. Setbacks

The front, rear, and side yard setbacks shall be determined by the base zoning district.

ii. Height and Mass

The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.

- (1) The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.
- (2) The maximum height, building coverage and building footprint shall be determined by the base zoning district.
- (3) **Floor to Floor Heights**
 - (a) In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.
 - (b) In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

iii. Foundation

The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.

(1) Alterations to contributing resources

- (a) Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
- (b) If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
- (c) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

(2) New construction, alterations to non-contributing resources, and additions

(a) Materials

- (i) Foundations shall be constructed of brick, stone, or stucco over concrete block piers.
- (ii) The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
- (iii) Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

(b) Configuration

- (i) In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, foundations, if proposed, shall be the average height of the foundations of contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade. Front porches shall have expressed piers.
- (ii) Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

iv. Exterior Walls

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.

(1) Alterations to contributing resources

- (a)** Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the replacement wall shall be of the same materials and configuration as the original wall.
- (b)** If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.
- (c)** Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement siding, EIFS, and T-111.

(2) New construction, alterations to non-contributing resources, and additions

- (a)** Permitted materials: Brick, stone, wood, true stucco, painted concrete block, precast concrete panels, metal shingles, and smooth fiber cement horizontal lap siding.
- (b)** Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, and unpainted exposed concrete block.

v. Windows, Shutters and Storefronts

The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

(1) Windows

- (a)** Alterations to contributing resources
 - (i)** Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).
 - (ii)** If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.
- (b)** New construction, alterations to non-contributing resources and additions
 - (i)** Materials
 - i.** Window casings and sashes shall be made of PVC, metal, wood or clad wood material.
 - ii.** Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.
 - iii.** Solid vinyl windows are prohibited.
 - (ii)** Configuration

- i.** Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.
- ii.** Windows shall be single-hung, double-hung, triple-hung, awning, or casement, except for accent windows which may also be fixed or hopper.
- iii.** Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.
- iv.** Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
- v.** Window sashes shall be inset a minimum of three (3) inches from the façade, except for wood frame buildings.
- vi.** Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.
- vii.** All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.
- viii.** Retail uses shall incorporate transparent features (windows and doors) on at least 70% of the ground floor façade.
- ix.** All other nonresidential facades shall incorporate transparent features (windows and doors) on at least 50% of the ground floor façade.

(2) Shutters

- (a)** Exterior shutters shall consist of a durable wood species.
- (b)** Shutters shall be sized to fit the window and operable (hinged and able to be closed over the window).
- (c)** The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

(3) Storefronts

- (a)** Alterations to contributing resources
 - (i)** Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be of the same materials and configuration as the original.
 - (ii)** If the original storefront material and/or configuration are unknown, or if a new storefront is proposed in an unoriginal opening, the new storefront material and configuration shall be based on historic context.
- (b)** New construction, alterations to non-contributing resources, and additions
 - (i)** Materials
 - i.** Storefronts shall be constructed of wood, cast iron, Carrera glass, glass block, tile, aluminum steel or copper as part of a glazed storefront system.

- ii. Storefront bases shall consist of wood, bronze, glazed brick or tile.
- iii. Exterior burglar bars, fixed or roll-down security devices, or similar security devices shall not be permitted.

(ii) Configuration

Storefront glazing shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

- (iii)** Storefront glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.

vi. Doors/Entrances

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

(1) Alterations to contributing resources

- (a)** Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.
- (b)** If the original door material and/or configuration are unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources and additions

(a) Materials

- (i)** Doors shall be of glass, wood, clad wood or steel (without wood grain simulation).
- (ii)** Doors shall not have a decorative diamond or half-moon inset.

(b) Configuration

- (i)** Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).
- (ii)** Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent.
- (iii)** Angled entrances shall only be permitted at intersections of streets or lanes.
- (iv)** There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

vii. Porches, Stoops, Balconies and Decks

(1) Alterations to contributing resources

- (a)** Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch shall be of the same material and configuration as the original.
- (b)** If the original porch material and/or configuration are unknown, the new porch material and configuration shall be based on historic context.
- (c)** Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass, or shutters, provided the porch continues to read

as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.

(d) Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.

(2) New construction, alterations to non-contributing resources and additions

(a) Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.

(b) Materials

(i) On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

(ii) Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.

(iii) Prohibited material: Vinyl.

(c) Configuration

(i) On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth is required over a minimum of 50% of the front façade.

(ii) On three and four-family and townhouse dwellings, a stoop extending a minimum of four (4) feet in depth and six (6) feet in width is required.

(iii) Wood portico posts shall have a cap and base molding.

(iv) Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

(v) Front porches shall not be enclosed.

(vi) Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.

viii. Awnings

The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.

(1) Materials

Awnings shall be constructed of canvas, cloth or equivalent, metal (though not corrugated) or glass.

(2) Configuration

(a) A minimum of eight (8) feet vertical height clearance shall be maintained above the public right-of-way.

(b) Awnings shall be structurally and architecturally integrated into the façade and shall not obscure character-defining features.

(c) Back-lit (internally lit) awnings shall be prohibited.

(d) Awnings shall not connect two (2) façades.

ix. Roof

The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.

(1) Contributing Resources

(a) Materials

- (i) Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material as the original (except wood or asbestos).
 - (ii) Metal roofs shall have a metal drip edge covering all edges.
 - (b) Configuration
 - (i) Original roof configuration shall be maintained.
 - (ii) Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.
 - (iii) Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.
- (2) **New construction, alterations to non-contributing resources and additions**
 - (a) Materials
 - (i) Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, clay or concrete tile, or architectural asphalt or similar shingles.
 - (ii) Metal roofs shall have a metal drip edge covering all edges.
 - (b) Configuration
 - (i) Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.
 - (ii) Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.
 - (iii) Skylights and roof vents may be permitted if integrated into roof design.
 - (iv) Pergolas and roof decks shall not be permitted on the street façade.
 - (v) Eaves shall extend no less than 12 inches beyond the supporting walls.
 - (vi) Gable end rakes shall overhang at least eight (8) inches.
 - (vii) Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.
 - (viii) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
 - (ix) Mansard roofs shall not be permitted.

x. Mechanical Equipment and Refuse

The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:

- (1) Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façade and shall be minimally visible.
- (2) Roof mounted equipment and HVAC units shall be screened from view from the street.
- (3) Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

- (4) Alternative energy source devices may be permitted on new construction, additions and alterations to non-contributing resources provided they are integrated into the building design. Alternative energy source devices may be permitted on contributing resources provide they are not visible from the street and do not damage or obscure any character-defining features.

xi. Lighting

The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:

- (1) Materials: Light fixtures shall be constructed of metal and/or glass.
- (2) Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.
- (3) Source Type: White light source only.

xii. Additions

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation and the following standards:

- (1) Additions shall be subordinate to the resource in height and mass.
- (2) Additions shall not obscure any character-defining features.
- (3) Additions shall not be on the primary or front façade of the resource.

xiii. Accessory Structures (including garages, carports and accessory dwelling units)

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, accessory buildings shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

- (1) Accessory buildings and structures shall be located in the rear yard.
- (2) New accessory buildings and structures shall be in scale with other contributing accessory buildings and structures on the lane.
- (3) The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.
- (4) Accessory buildings and structures shall not be more than two (2) stories tall.
- (5) Garage openings shall not exceed 12 feet in width.

xiv. Satellite Dishes

- (1) Ground mounted satellite dishes shall not be located in a front yard.
- (2) Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.
- (3) Building mounted satellite dishes shall not be located on a street fronting façade (except lanes).

xv. Fuel Canopies

- (1) The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.
- (2) The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building.

- (3) A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

b. Parking and Paving

The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

- i. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone or other materials as approved by the Planning Director.
- ii. Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.

iii. Vehicular Access

- (1) For single- and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site. Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip design. The driveway shall be no wider than 12 feet and the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot.
- (2) For uses other than single and two-family dwellings, vehicular access shall be from the lane. Where there is no lane, the Planning Director and the Governing Body Engineer shall consult with each other to determine the most appropriate access location.

iv. Parking Structures

Parking structures shall comply with the Visual Compatibility Criteria, Design Standards, and the following standards:

- (1) There shall be no exterior evidence at the ground level to indicate that the parking structure is used for parking, except for entrances. At the ground floor level each visible portion of the structure shall be wrapped in residential or nonresidential uses permitted in the base zoning district.
- (2) In-structure parking may extend to within three (3) feet of the rear lot line where parking access is provided from a lane.

c. Fences and Walls

The intent of these standards is to ensure that fences and walls define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

i. Materials

- (1) Permitted: Wood, iron, brick, stucco over concrete block, smooth fiber cement or extruded aluminum.
- (2) Chain link may be permitted in the rear yard but not along any street. Plastic or metal slats used in chain link shall not be permitted.
- (3) Prohibited: Vinyl, PVC, and corrugated metal.

ii. Configuration

- (1) Fences or walls no more than 36 inches in height may be installed within the front yard.
- (2) Fences or walls no more than six (6) feet in height may be installed within the side or rear yards behind of the front façade of the building.

7.10.11 Monumental Buildings

Monumental buildings have historically had unique functions and forms and shall not be subject to strict application of the Cuyler-Brownville Historic District Design Standards but shall be subject to the following:

- a. Visual Compatibility Criteria (Sec. 7.10.9); and
- b. The following Design Standards from Sec. 7.10.10:
 - i. Mechanical Equipment and Refuse;
 - ii. Parking and Paving; and
 - iii. Fences and Walls.

7.10.12 Signs

Signage within the Cuyler-Brownville Historic District shall comply with Sec. 9.9, Signs, including the special sign district standards for the district.

7.10.13 Maintenance of Contributing Resources

Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.20, Proactive Preservation), and all other applicable ordinances and policies.

7.10.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Urban Redevelopment Plan provides for permitted and prohibited uses.

a. Permitted Uses

The permitted uses are the same as those in the base zoning district unless otherwise specified in this Section. The use standards listed below shall apply to any properties having frontage on Martin Luther King, Jr. Boulevard in addition to any use standard found in Article 8.0, Use Regulations.

i. Parking Facility

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance, that is not structured shall provide a six (6) foot high opaque fence along any property line adjacent to a residential property. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance shall not be required to comply with the requirements of this Section unless substantial modifications are proposed.

ii. Place of Worship

In buildings not originally constructed for a place of worship, such use shall not be allowed on a ground floor. This standard shall not apply to such uses existing as of the Effective Date of this Ordinance.

iii. Private Club/Lodge/Membership Club (with or without facility rental)

Such use shall not be allowed on the ground floor.

iv. Hall, banquet or reception

Such use shall not be allowed on the ground floor.

b. Prohibited Uses

In addition to any use not permitted in the base zoning district in Sec. 5.4, Principal Use Table, the following uses are additional uses that are prohibited on any properties having frontage on Martin Luther King, Jr. Boulevard:

- i.** Substance Recovery Facility;
- ii.** Emergency Medical Services (EMS) substation/Ambulance service;
- iii.** Hospital;
- iv.** Day Labor Employment Center;
- v.** Flea Market, not including farmer's market;
- vi.** Outdoor Sales;
- vii.** Package Store;
- viii.** Check cashing/Title pawn;
- ix.** Funeral Home; mortuary (not including crematorium);
- x.** Crematorium;
- xi.** Nightclub;
- xii.** Heavy equipment/Heavy vehicle sales, rentals and leasing;
- xiii.** Watercraft sales, rentals and service;
- xiv.** Vehicle service, major. Those uses legally existing as of the Effective Date of this Ordinance shall not be considered nonconforming;
- xv.** Self-Service Storage Facility; and
- xvi.** Broadcast Transmission Tower.

c. Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street

i. Parking and Access

New curb cuts along Martin Luther King, Jr., Boulevard shall be limited to one (1) curb cut per 100 feet of street frontage. Such curb cut shall not exceed 20 feet in width unless otherwise required by the City Manager or his or her designee.

Sec. 7.11 Streetcar Historic Overlay District

7.11.1 Purpose

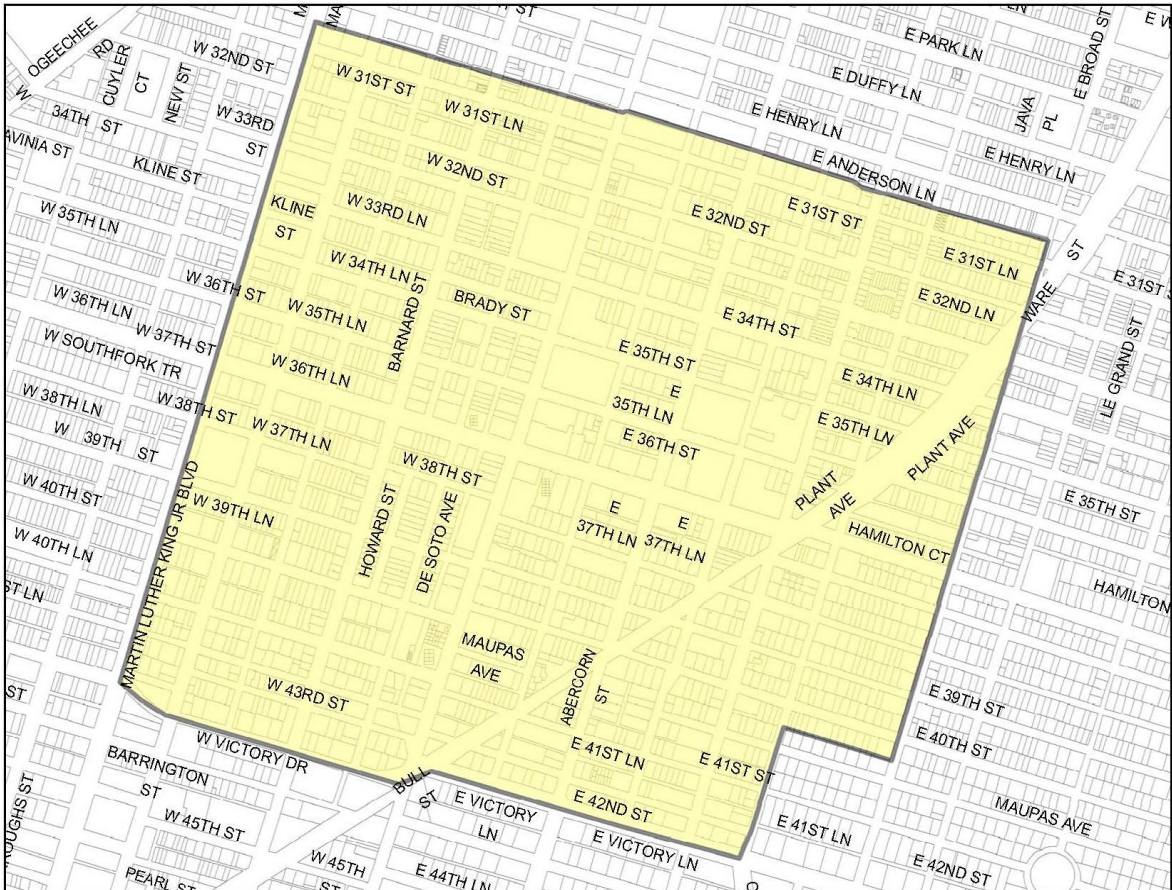
The purpose of the Streetcar Historic Overlay District, referred to herein as “Streetcar Historic District,” is to promote the educational, cultural and economic welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within district.

7.11.2 District Boundaries

The boundaries of the Streetcar Historic District shall follow the National Register Historic District boundaries with the addition of a small area in the southeast corner of the district, and shall be the area bounded by the centerlines of the following streets and lanes: on the north by Anderson Lane; on the south by Victory Drive from Martin Luther King Jr. Boulevard to [Montgomery Street, 44th Street from Montgomery Street to Bull Street, Victory Drive from Bull Street to](#) Price Street, and the rear property lines between 40th Street and Maupas Avenue from Price Street to East Broad Street; on the east by East Broad Street from Anderson Lane to the rear property lines between 40th Street and Maupas Avenue, by Price Street from the rear property lines between 40th Street and Maupas Avenue to Victory Drive, [by Bull Street from Victory Drive to 44th Street](#); and on the west by [Montgomery Street from Victory Drive to 44th St. and by](#) Martin Luther King Jr. Boulevard (Fig. 7.11-1).

The Streetcar Historic District includes the Thomas Square, Metropolitan and portions of the Baldwin Park and Midtown neighborhoods.

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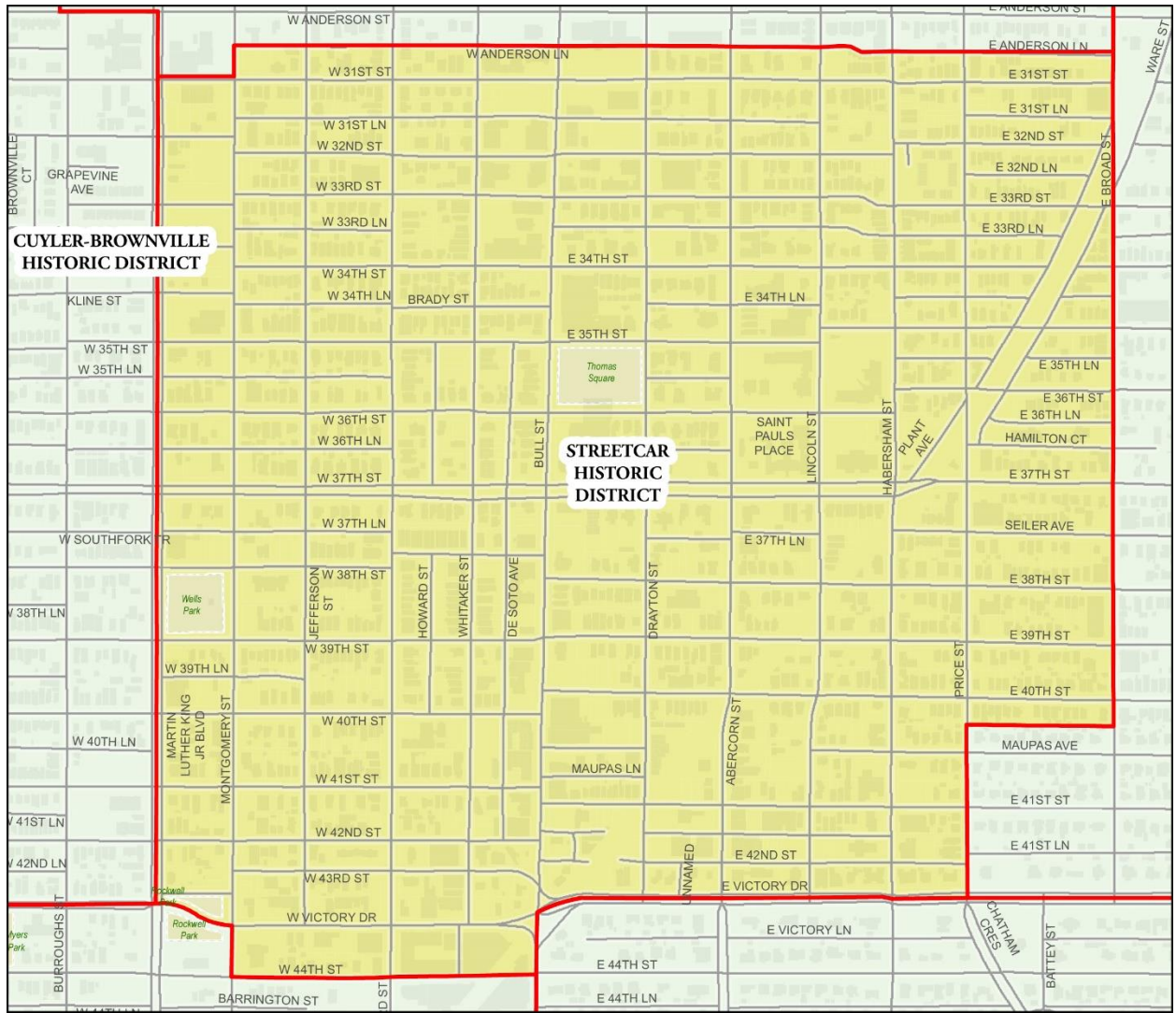


Figure 7.11-1
Streetcar Historic District Boundaries

7.11.3 Relationship to Zoning Districts

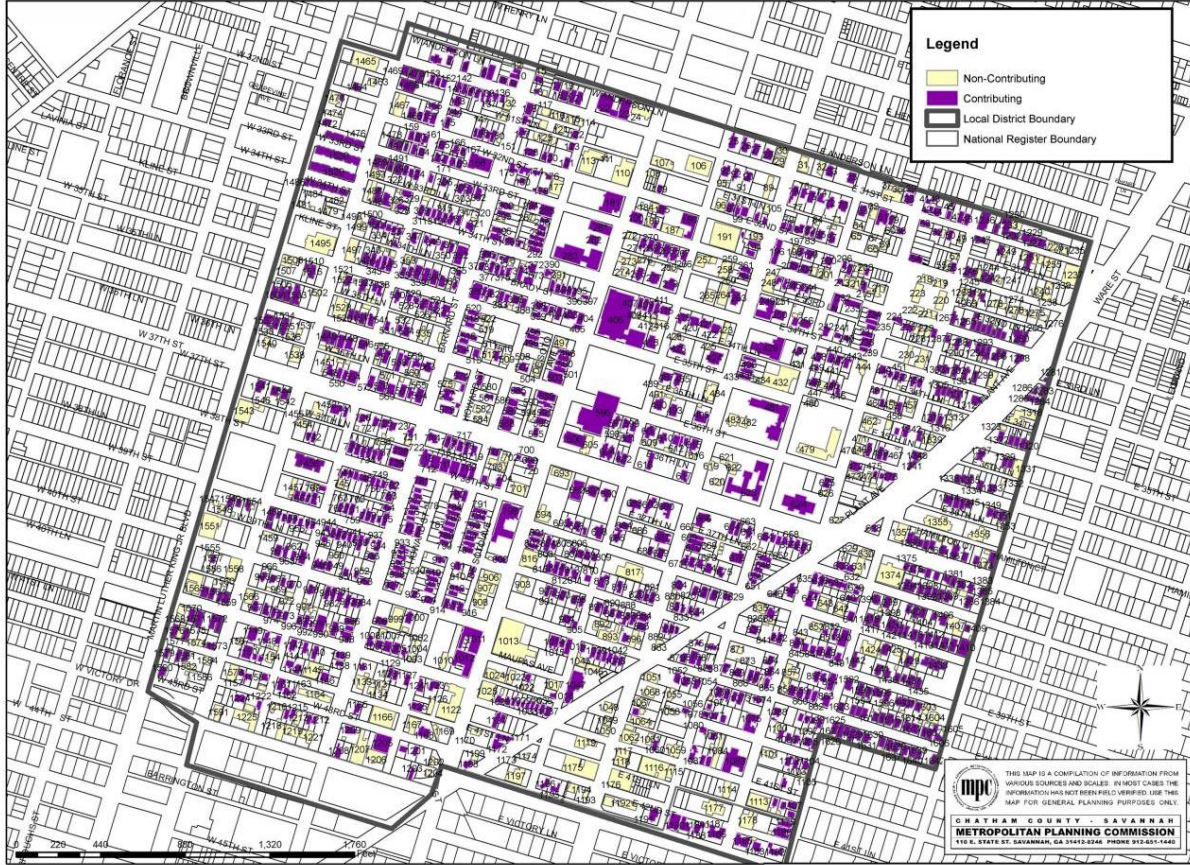
For all properties within the boundaries of the Streetcar Historic District, the regulations for both the base zoning district and this overlay district shall apply.

7.11.4 Classification of Resources

All resources within the Streetcar Historic District shall be classified and designated on the “Streetcar Historic District Contributing Resources Map” (Fig. 7.11-2).

(Insert)

STREETCAR HISTORIC DISTRICT Contributing Resources Map Updated October 2019



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STREETCAR HISTORIC DISTRICT Contributing Resources Map Updated August 27, 2018

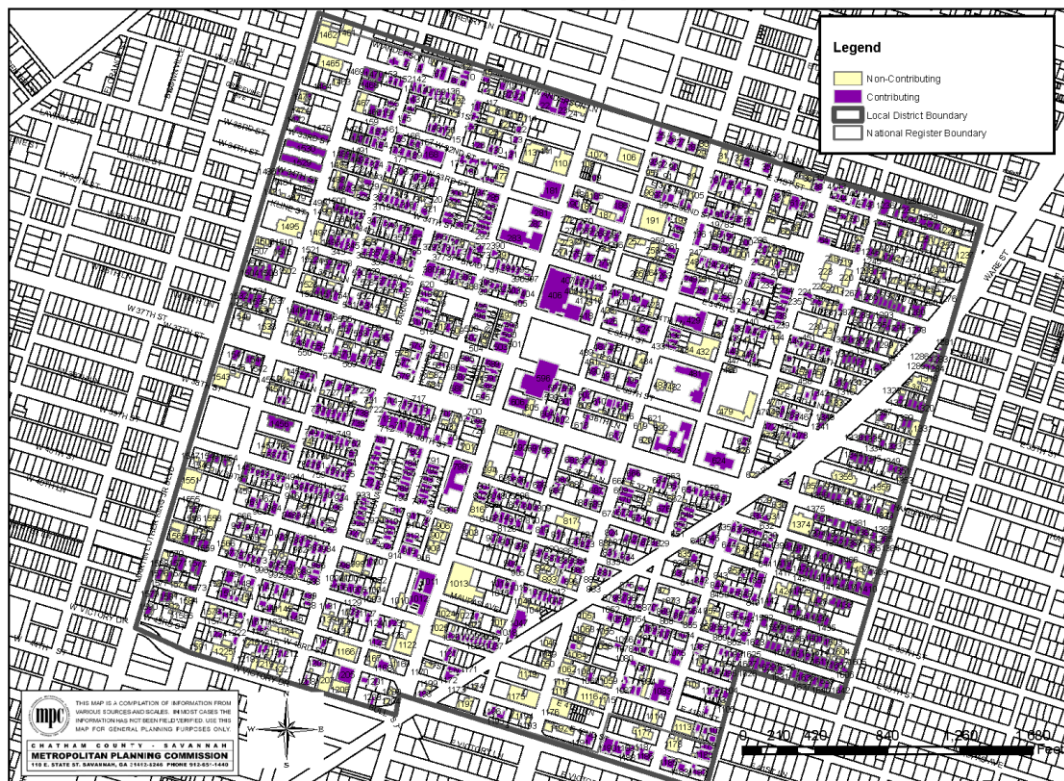


Figure 7.11-2
Streetcar Historic District Contributing Resources Map

7.11.5 Certificate of Appropriateness Required

Prior to the commencement of certain work, as identified in Sec. 3.18, Certificate of Appropriateness, an approved Certificate of Appropriateness is required.

7.11.6 Criteria for a Certificate of Appropriateness

The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

- a. Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Sec. 7.11.7)
- b. Visual Compatibility Criteria (Sec. 7.11.8);
- c. Streetcar Historic District Design Standards (Sec. 7.11.9);
- d. Relocation Standards (Sec. 3.18.8);
- e. Demolition Standards (Sec. 3.18.8); and,
- f. Sign Standards (Sec. 9.9).

7.11.7 Secretary of Interior’s Standards and Guidelines for Rehabilitation

Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior’s Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

7.11.8 Visual Compatibility Criteria

To maintain the special character of the Streetcar Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

a. Height

The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

b. Width

The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

c. Scale

The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

d. Setbacks

The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.

e. Rhythm of Building or Structure

The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

f. Openings

The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

g. Projections

Entrances, porches and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

h. Materials

The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

i. Roof Shapes

The roof shape of the proposed building or structure shall be visually compatible with

contributing buildings and structures to which it is visually related.

j. Signs

Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

7.11.9 Streetcar Historic District Design Standards

a. New Construction, Additions and Alterations

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

i. Setbacks

The front, rear, and side yard setbacks shall be determined by the base zoning district.

ii. Height and Mass

The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.

(1) The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

(2) The maximum height, building coverage and building footprint shall be determined by the base zoning district.

(3) Floor to Floor Heights

(a) In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

(b) In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

iii. Foundation

The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.

(1) Alterations to contributing resources

(a) Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the

new foundation shall be of the same materials and configuration as the original foundation.

- (b)** If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
 - (c)** The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
- (2) New construction, alterations to non-contributing resources and additions**
- (a) Materials**
 - (i)** Foundations shall be constructed of brick, stone, or stucco over concrete block piers.
 - (ii)** The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
 - (iii)** Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.
 - (b) Configuration**
 - (i)** In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations shall be the average height of the foundations of contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade. Front porches shall have expressed piers.
 - (ii)** Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

iv. Exterior Walls

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.

(1) Alterations to contributing resources

- (a)** Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new wall shall be of the same materials and configuration as the original wall.
- (b)** If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.
- (c)** Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement siding, EIFS, and T-111.

(2) New construction, alterations to non-contributing resources and additions

- (a)** Permitted materials: Brick, stone, wood, true stucco, concrete block, precast concrete panels, metal shingles and smooth fiber cement wood simulated horizontal lap siding.
- (b)** Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, T-111, corrugated metal, and unpainted exposed CMU blocks.

v. Windows, Shutters and Storefronts

The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.

(1) Windows

(a) Alterations to contributing resources

- (i)** Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).
- (ii)** If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

(b) New construction, alterations to non-contributing resources, and additions

(i) Materials

- i.** Window casings and sashes shall be made of PVC, metal, wood or clad wood material.
- ii.** Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.
- iii.** Solid vinyl windows are prohibited.

(ii) Configuration

- i.** Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.
- ii.** Windows shall be single-hung, double-hung, triple-hung, awning, or casement, except for accent windows which may also be fixed or hopper.
- iii.** Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.
- iv.** Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.
- v.** Window sashes shall be inset a minimum of three (3) inches from the façade, except for wood frame buildings.
- vi.** Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.
- vii.** All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.
- viii.** Retail uses shall incorporate transparent features (windows and doors) on at least 70% of the ground floor façade.

- ix.** All other nonresidential facades shall incorporate transparent features (windows and doors) on at least 50% of the ground floor façade.

(2) Shutters

- (a)** Exterior shutters shall consist of a durable wood species.
- (b)** Shutters shall be sized to fit the window, and operable (hinged and able to be closed over the window).
- (c)** The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

(3) Storefronts

- (a)** Alterations to contributing resources:
 - (i)** Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be of the same materials and configuration as the original.
 - (ii)** If the original storefront material and/or configuration are unknown, or if a new storefront is proposed in an unoriginal opening, the new storefront material and configuration shall be based on historic context.
- (b)** New construction, alterations to non-contributing resources and additions:
 - (i)** Materials
 - i.** Storefronts shall be constructed of wood, cast iron, Carrera glass, glass block, tile, aluminum steel or copper as part of a glazed storefront system.
 - ii.** Storefront bases shall consist of wood, bronze, glazed brick or tile.
 - iii.** Exterior burglar bars, fixed or roll-down security devices, or similar security devices shall not be permitted.
 - (ii)** Configuration

Storefront glazing shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.
 - (iii)** Storefront glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.

vi. Doors/Entrances

The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture.

(1) Alterations to contributing resources

- (a)** Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director, and the new door shall be of the same material and configuration as the original.
- (b)** If the original door material and/or configuration are unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

(2) New construction, alterations to non-contributing resources and additions

- (a)** Materials

- (i) Doors shall be of glass, wood, clad wood or steel (without wood grain simulation).
- (ii) Doors shall not have a decorative diamond or half-moon inset.
- (b) Configuration
 - (i) Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).
 - (ii) Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent.
 - (iii) Angled entrances shall only be permitted at intersections of streets or lanes.
 - (iv) There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

vii. Porches, Stoops, Balconies and Decks

(1) Alterations to contributing resources

- (a) Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow for repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch shall be of the same material and configuration as the original.
- (b) If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.
- (c) Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.
- (d) Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC.

(2) New construction, alterations to non-contributing resources and additions

- (a) Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.
- (b) Materials
 - (i) On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.
 - (ii) Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate.
 - (iii) Prohibited material: Vinyl.
- (c) Configuration
 - (i) On single-family detached, single-family attached, and two-family attached dwellings, a front porch a minimum of six (6) feet in depth is required over a minimum of 50% of the front façade.
 - (ii) On three and four-family and townhouse dwellings, a stoop extending a minimum of four (4) feet in depth and six (6) feet in width is required.
 - (iii) Wood portico posts shall have a cap and base molding.
 - (iv) Balusters shall be placed between the upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.

The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

- (v) Front porches shall not be enclosed.
- (vi) Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.

viii. Awnings

The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.

(1) Materials

Awnings shall be constructed of canvas, cloth or equivalent, metal (though not corrugated), or glass.

(2) Configuration

- (a) A minimum of eight (8) feet vertical height clearance shall be maintained above the public right-of-way.
- (b) Awnings shall be structurally and architecturally integrated into the façade and shall not obscure character-defining features.
- (c) Back-lit (internally lit) awnings shall be prohibited.
- (d) Awnings shall not connect two (2) façades.

ix. Roof

The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.

(1) Contributing Resources

(a) Materials

- (i) Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material as the original (except wood or asbestos).
- (ii) Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

- (i) Original roof configuration shall be maintained.
- (ii) Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.
- (iii) Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

(2) New construction, alterations to non-contributing resources and additions

(a) Materials

- (i) Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, clay or concrete tile, or architectural asphalt or similar shingles.
- (ii) Metal roofs shall have a metal drip edge covering all edges.

(b) Configuration

- (i) Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.
- (ii) Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.
- (iii) Skylights and roof vents may be permitted if integrated into roof design.
- (iv) Pergolas and roof decks shall not be permitted on the street façade.
- (v) Eaves shall extend no less than 12 inches beyond the supporting walls.
- (vi) Gable end rakes shall overhang at least eight (8) inches.
- (vii) Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.
- (viii) Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
- (ix) Applied mansard roofs shall not be permitted.

x. Mechanical Equipment and Refuse

The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:

- (1) Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façade and shall be minimally visible.
- (2) Roof mounted equipment and HVAC units shall be screened from view from the street.
- (3) Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.
- (4) Alternative energy source devices may be permitted on new construction, additions, and alterations to non-contributing resources provided they are integrated into the building design. Alternative energy source devices may be permitted on contributing resources provide they are not visible from the street and do not damage or obscure any character-defining features.

xi. Lighting

The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials, and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:

- (1) Materials: Light fixtures shall be constructed of metal and/or glass.
- (2) Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.
- (3) Source Type: White light source only.

xii. Additions

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:

- (1) Additions shall be subordinate to the resource in height and mass.

- (2) Additions shall not obscure any character-defining features.
- (3) Additions shall not be on the primary or front façade of the resource.

xiii. Accessory Structures (including garages, carports and accessory dwelling units,)

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, accessory buildings shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

- (1) Accessory buildings and structures shall be located in the rear yard.
- (2) New accessory buildings and structures shall be in scale with other contributing accessory buildings and structures on the lane.
- (3) The height and mass of the primary building shall not be exceeded by any accessory building or structure on the same parcel.
- (4) Accessory buildings and structures shall not be more than two (2) stories tall.
- (5) Garage openings shall not exceed 12 feet in width.

xiv. Satellite Dishes

- (1) Ground mounted satellite dishes shall not be located in a front yard.
- (2) Ground mounted satellite dishes in the side (street) yard shall be completely screened by a fence or wall or landscaping.
- (3) Building mounted satellite dishes shall not be located on a street fronting façade (except lanes).

xv. Fuel Canopies

- (1) The entire canopy, including columns and roof, shall be architecturally compatible with the design of the principal building.
- (2) The entire canopy, including columns and roof, shall be constructed of building materials consistent with the principal building.
- (3) A canopy may be counted toward the building frontage requirements, if applicable to the district, only where the spacing of columns along the frontage is no greater than 20 feet and where the columns are placed at the edge of the canopy.

b. Parking and Paving

The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

- i. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone or other materials as approved by the Planning Director.
- ii. Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in a side yard behind the face of the front façade of the dwelling.

iii. Parking Lots Over 30 Feet in Length

Where a parking lot extends over 30 feet in length along any street, a 36-inch high wall shall be placed parallel to the building façade along the parking lot in order to screen vehicles. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.

iv. Vehicular Access

- (1) For single- and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site. Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip design. The driveway shall be no wider than 12 feet and the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot.
- (2) For uses other than single and two-family dwellings, vehicular access shall be from the lane. Where there is no lane, the Planning Director and the City Traffic Engineer shall consult with each other to determine the most appropriate access location.

v. Parking Structures

Parking structures shall comply with the Visual Compatibility Criteria, Design Standards, and the following standards:

- (1) There shall be no exterior evidence at the ground level to indicate that the parking structure is used for parking, except for entrances. At the ground floor level each visible portion of the structure shall be wrapped in residential or nonresidential uses permitted in the base zoning district.
- (2) In-structure parking may extend to within three (3) feet of the rear lot line where parking access is provided from a lane.

c. Fences and Walls

The intent of these standards is to ensure that fences and walls define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

i. Materials

- (1) Permitted: Wood, iron, brick, stucco over concrete block, smooth fiber cement. or extruded aluminum.
- (2) Chain link may be permitted in the rear yard but not along any street. Plastic or metal slats used in chain link shall not be permitted.
- (3) Prohibited: Vinyl, PVC, and corrugated metal.

ii. Configuration

- (1) Fences or walls no more than three (3) feet in height may be installed within the front yard.
- (2) Fences or walls no more than six (6) feet in height may be installed within the side or rear yards behind of the front façade of the building.

7.11.10 Monumental Buildings

Monumental buildings have historically had unique functions and forms and shall not be subject to strict application of the Streetcar Historic District Design Standards but shall be subject to the the following:

- a. Visual Compatibility Criteria (Sec. 7.11.8); and
- b. The following Design Standards from Sec. 7.11.9:
 - i. Mechanical Equipment and Refuse;
 - ii. Parking and Paving; and
 - iii. Fences and Walls.

7.11.11 Signs

Signage within the Streetcar Historic District shall comply with Sec. 9.9, Signs, including the special sign district standards for the district.

7.11.12 Maintenance of Contributing Resources

Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.20, Proactive Preservation), and all other applicable ordinances and policies.

7.11.13 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

The land use recommendations from the Martin Luther King, Jr. Boulevard-Montgomery Street Urban Redevelopment Plan provides for permitted and prohibited uses.

a. Permitted Uses

The permitted uses are the same as those in the base zoning district unless otherwise specified in this Section. The use standards listed below shall apply to any properties having frontage on Martin Luther King, Jr. Boulevard or Montgomery Street in addition to any use standard found in Article 8.0, Use Regulations.

i. Parking Facility

Within the TC-2 district, any parking facility, approved after the Effective Date of this Ordinance, that is not structured shall provide a six (6) foot high opaque fence along any property line adjacent to a residential property. Pre-existing (non-conforming) parking facilities in existence as of the Effective Date of this Ordinance shall not be required to comply with the requirements of this Section unless substantial modifications are proposed.

ii. Place of Worship

In buildings not originally constructed for a place of worship, such use shall not be allowed on a ground floor. This standard shall not apply to such uses existing as of the Effective Date of this Ordinance.

iii. Private Club/Lodge/Membership Club (with or without facility rental)

Such use shall not be allowed on the ground floor.

iv. Hall, banquet or reception

Such use shall not be allowed on the ground floor.

b. Prohibited Uses

In addition to any use not permitted in the base zoning district in Sec. 5.4, Principal Use Table, the following uses are additional uses that are prohibited on any properties having frontage on Martin Luther King, Jr. Boulevard or Montgomery Street:

- i.** Substance Recovery Facility;
- ii.** Emergency Medical Services (EMS) substation/Ambulance service;
- iii.** Hospital;
- iv.** Day Labor Employment Center;
- v.** Flea Market, not including farmer's market;
- vi.** Outdoor Sales;
- vii.** Package Store;

- viii.** Check cashing/Title pawn;
- ix.** Funeral Home; mortuary (not including crematorium);
- x.** Crematorium;
- xi.** Nightclub;
- xii.** Heavy equipment/Heavy vehicle sales, rentals and leasing;
- xiii.** Watercraft sales, rentals and service;
- xiv.** Vehicle service, major. Those uses legally existing as of the Effective Date of this Ordinance shall not be considered nonconforming;
- xv.** Self-Service Storage Facility; and
- xvi.** Broadcast Transmission Tower.

c. Additional Regulations Applicable to Martin Luther King, Jr. Boulevard and Montgomery Street

i. Parking and Access

New curb cuts along Martin Luther King, Jr., Boulevard or Montgomery Street shall be limited to one (1) curb cut per 100 feet of street frontage. Such curb cut shall not exceed 20 feet in width unless otherwise required by the City Manager or his or her designee.

Sec. 7.12 West River Street Area Overlay

7.12.1 Relationship to Zoning Districts

For all properties within the boundaries of the West River Street Area Overlay District, the regulations for both the base zoning district and the overlay district shall apply.

7.12.2 Applicability

The West River Street Areas as seen in Figure 7.12-1 Is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King Jr. Boulevard and Warner Street.



Figure 7.12-1 West River Street District boundaries

7.12.3 Use Conditions

- a. Uses within the categories listed in Table 7.12-1 Permitted Parking Reduction, that are in the boundaries of the West River Street Area, shall be permitted to reduce the number of off-street parking spaces required in Article 9.3.

Table 7.12-1: Permitted Parking Reduction	
Use Categories	Permitted Reduction
Lodging Facilities [1]	50%
Retail Sales and Service	50%
Community Facilities	50%
Restaurants	50%

Incidental Uses	50%
Unclassified Retail Sales and Services	50%

[1] Provided, however, that this reduction shall apply to transient guests only and that a minimum of one-half space per room be provided.

- b.** Any use that is not within the use categories listed in Table 7.12-1 shall meet the requirements set forth in Article 9.3.
- c.** Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property.
- d.** For uses within the boundaries of the West River Street Area, remote parking may be established in approved surface or structured parking areas within the boundaries of the district or within 300 feet of any property line within the boundaries of the district.
- e.** Within the boundaries of the West River Street Area, the City Manager or his or her designee may authorize two (2) or more uses to provide any or all of the off-street parking requirements for such uses in a shared parking lot or structure, when their respective hours of peak operation do not overlap.

Sec. 7.13 Hotel Development Overlay District

7.13.1 Purpose

The intent of this overlay district is to establish standards to guide the size and location of future hotel development within the Savannah Historic District.

The overlay district distinguishes hotel categories by large hotels (75 guest rooms or more) and small hotels (16-74 guest rooms) based on the Smith Travel Accommodations Report (STAR) program used by the global hotel industry. STAR benchmarks the performance of hotels in competitive markets. The local tourism industry uses STAR data to gauge market demand and plan accordingly.

7.13.2 Relationship to Zoning Districts

For all properties within the boundaries of the Hotel Development Overlay (“HDO”) District, the regulations for both the base zoning district and the overlay district shall apply. The HDO District determines if a hotel use is or is not a permitted use rather than the base zoning district. The HDO District does not eliminate or reduce any of the Historic District regulations established in Section 7.8.

7.13.3 Applicability

- a.** The Hotel Development Overlay (“HDO”) District shall be identified on the official zoning map as “HDO”.
- b.** The boundaries of the HDO District shall be the same as the boundaries of the Savannah Historic District, which are the area bounded on the north by the Savannah River; on the east by Randolph Street between the Savannah River and Broughton Street and by East Broad Street between Broughton and Gwinnett Streets; on the south by Gwinnett Street; and on the west by West Boundary Street as illustrated in Figure 7.13-1

7.13.4 Permitted Uses

Within the HDO District, the permitted uses are the same as those in the zoning districts with the following exceptions:

a. Hotels

The HDO District, not the base zoning district, determines if a hotel use is or is not a permitted use.

b. Motels

New Motels shall not be a permitted use within the HDO District. A motel is a lodging establishment where guest rooms have their own door to the exterior of the building.

c. Hotel Size

Hotels within the HDO District are distinguished by size (small and large) based on the number of guest rooms. A small hotel has 16-74 guest rooms. A large hotel has 75 or more guest rooms.

7.13.5 Hotel Use Conditions

The below use conditions shall apply to new hotels. Variances from these conditions shall not be permitted.

a. Location

New hotels are permitted only within designated areas of the Historic District as shown on Figure 7.13-1 Location is based on street designation and the “small” or “large” hotel

classification.

b. Frontage

New hotels must be located on a designated street as shown on Figure 7.13-1

c. Conversion of Residential Structures Classified as Historic

Any single-family residential structure identified on the Historic Buildings Map for the Historic District cannot be converted to a hotel use. Single-family residential includes the following: detached, attached, semi-attached, semi-detached, row, end-row, and accessory dwellings. This condition applies only to the areas designated as “Small Hotels Only” on Figure 7.13-1

7.13.6 Effect on Existing Hotels and Applications

a. Effects on Existing Hotels with Lawfully-issued and Valid Tax Certificates

As of the Effective Date of this Ordinance:

- i. Any existing hotels that are non-conforming or become non-conforming by virtue of the adoption of this ordinance will be considered conforming with regards to use, use location, and use conditions.
- ii. Lawfully existing business tax certificates shall not be terminated, and applications for renewal or transfer of such certificates will not be denied.

b. Effect on Existing Applications

As of the Effective Date of this Ordinance, if a valid application has been received by the City for any permit, license, variance or other approval which is required by the City relative to the development of a hotel, compliance with the zoning requirements in effect at the time of receipt shall be required.

c. Time Period for Re-establishing a Hotel

- i. As of the Effective Date of this Ordinance, if a hotel has not been in operation and a business tax certificate has expired (not renewed or transferred), the time period for re-establishing the use or obtaining a new business tax certificate for the same physical location is 12 months.
- ii. If a tax certificate for a hotel is terminated, not renewed or transferred within 12 months from the date of termination, regardless of whether the use is intended to be abandoned, the use cannot be re-established unless it complies with the requirements of this Section.

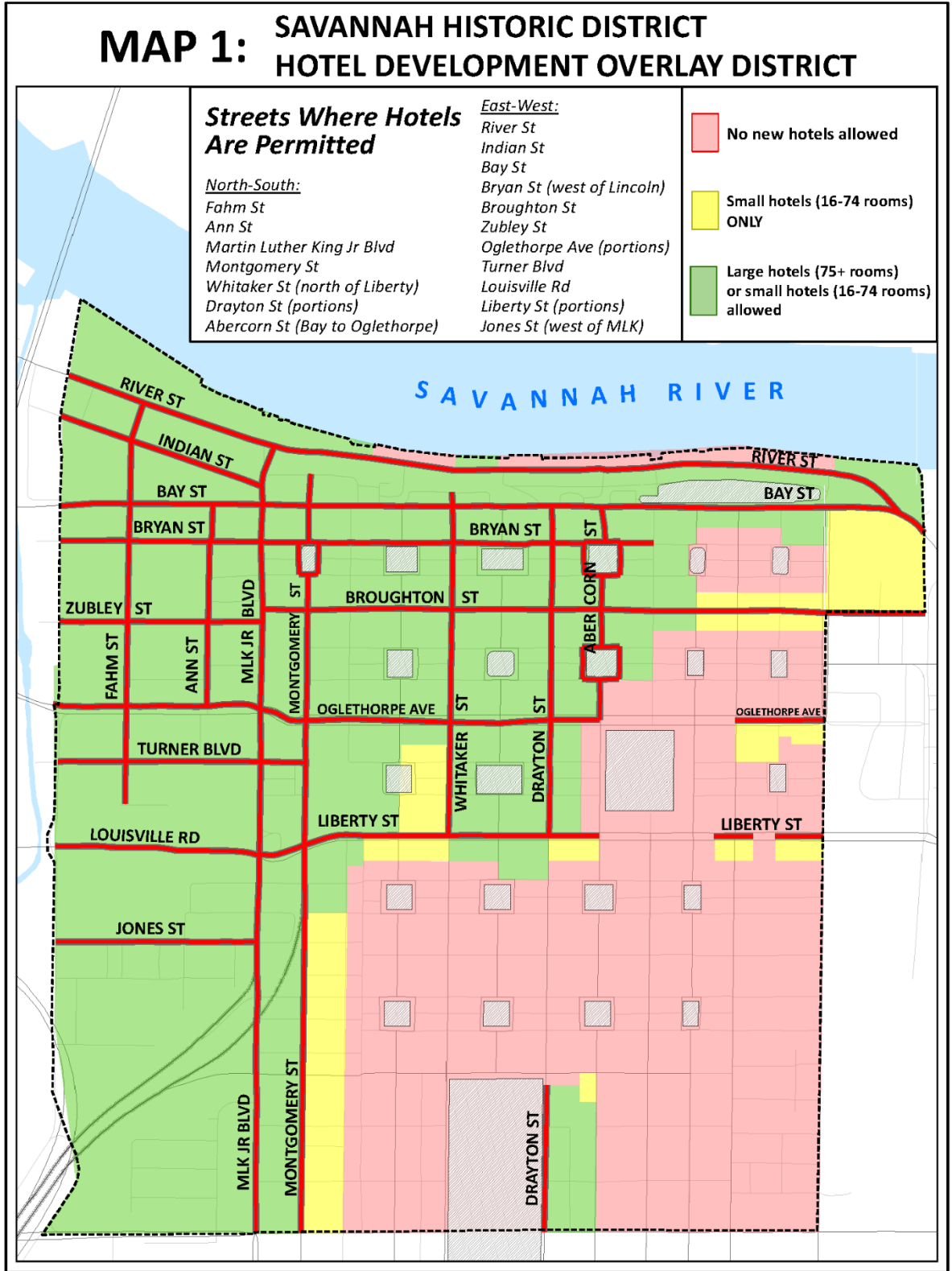


Figure 7.13-1 Savannah Historic District Hotel Development Overlay District

Sec. 7.14 Alcohol Density Overlay District

7.14.1 Purpose

The concentration of establishments engaging in the sales and or service of alcohol in certain identifiable areas of the city has contributed to undesirable conditions and activity, such as littering, loitering, aggressive panhandling, noise and increased vehicular traffic. Accordingly, the purpose of the Alcohol Density Overlay District is to establish standards to curtail or prevent these and other detrimental actions from diminishing property values and the quality of life for nearby residents and property owners.

7.14.2 Relationship to base zoning districts

In addition to the requirements of this article, existing and proposed uses within the Alcohol Density Overlay (“AD”) District must also comply with the requirements of the base zoning district designated on the official zoning map for the City of Savannah.

7.14.3 Applicability

The Alcohol Density Overlay (“AD”) District shall be identified on the official zoning map as “AD” followed by a designated number (e.g., AD-1). The numerical designation identifies the geographic location of the overlay district. “AD” districts include:

a. AD-1 District. West Bay Street Area.

The boundaries of the AD-1 District are shown on Figure 7.14-1.

b. AD-2 District. Montgomery Street Area.

The boundaries of the AD-2 District are shown on Figure 7.14-2.

c. AD-3 District. Ogeechee Road Area.

The boundaries of the AD-3 District are shown on Figure 7.14-3.

d. AD-4 District. Liberty City Area.

The boundaries of the AD-4 District are shown on Figure 7.14-4.

7.14.4 Prohibited Uses

a. Certain Uses Prohibited

- i. As of January 4, 2018, the following certain uses that engage in the sales or service of alcohol shall not be established as a new use within ~~an “AD” district, such as the AD-1, AD-2 (original), and AD-3 (original) districts:~~

- (1) Adult entertainment establishments.
- (2) Assembly halls greater than 2,000 square feet.
- (3) Event venues as defined by the City Alcohol Beverage Ordinance.
- (4) Cocktail lounges, taverns, bars, and similar uses that are primarily engaged in the sales of alcoholic beverages for consumption on the premises.
- (5) Nightclubs.
- (6) Package stores (not including accessory or ancillary package sales).

- ii. As of June 6, 2019, convenience stores that engage in the sale or service of alcohol shall not be established as a new use within ~~an “AD” district.~~ the AD-1, AD-2 (original), and AD-3 (original) districts;

- iii. As of July 18, 2019, the previously listed uses in this section (Sec. 7.14.4.a.i. and

ii) that engage in the sale or service of alcohol cannot be established as a new use within the AD-2 (expansion), AD-3 (expansion), and AD-4 overlay districts.

b. Effects of prohibition on existing uses

i. Establishments with lawfully issued business tax certificates and alcoholic beverages licenses prior to January 4, 2018:

(1) ~~i.~~ Any existing use that is identified as a prohibited use as of January 4, 2018 shall be considered conforming;

(2) ~~ii.~~ Lawfully existing business tax certificates and alcoholic beverage licenses will not be terminated, and applications for renewal or transfer of such certificates and licenses shall not be denied for the reason that the establishment is a prohibited use in the overlay district.

ii. Establishments (convenience stores that engage in the sale or service of alcohol) with lawfully issued business tax certificates and alcoholic beverages licenses prior to the June 6, 2019 amendment with the AD-1, AD-2 (original), and AD-3 (original) overlay districts:

(1) Any existing use that is identified as a prohibited use as of the June 6, 2019 amendment will be considered conforming;

(2) Lawfully existing business tax certificates and alcoholic beverage licenses will not be terminated, and applications for renewal or transfer of such certificates and licenses will not be denied for the reason that the establishment is a prohibited use in the overlay district.

iii. Establishments with lawfully issued business tax certificates and alcoholic beverages licenses prior to the expansion of the AD-2 and AD-3 overlay districts and creation of the AD-4 overlay district on July 18, 2019:

(1) Any existing use that is identified as a prohibited use as of the July 18, 2019 amendment will be considered conforming;

(2) Lawfully existing business tax certificates and alcoholic beverage licenses will not be terminated, and applications for renewal or transfer of such certificates and licenses will not be denied for the reason that the establishment is a prohibited use in the overlay district.

c. Time period for re-establishing a prohibited use

i. ~~As of January 4, 2018, i~~ If a prohibited use has not been in operation and a business tax certificate or an alcoholic beverages license has expired (not renewed or transferred), the time period for re-establishing the use or obtaining a new business tax certificate or an alcoholic beverages license for the same physical location is 12 months~~;~~:

(1) As of January 4, 2018, within the AD-1, AD-2 (original), and AD-3 (original) overlay districts;

(2) As of June 6, 2019, within the AD-1, AD-2 (original), and AD-3 (original) overlay districts;

(3) As of July 18, 2019, within the AD-2 (expansion), AD-3 (expansion) and AD-4 overlay districts.

ii. However, if a tax certificate or alcohol license for the business is terminated, not renewed or transferred within 12 months, regardless of whether the use is intended to

be abandoned, the use shall not be re-established.

7.14.5 Use Conditions

The following conditions are in addition to any condition(s) that may be required of the use within its base zoning district. To determine if there are use conditions, see Article 8, Use Standards. The following conditions may be varied by the board of appeals:

a. Off-site consumption

i. Ancillary retail package store (accessory sales of beer and wine by the package)

- (1)** Accessory or ancillary sales of alcohol are permitted when a principal use has at least 10,000 square feet of floor area. The floor area square footage shall not include any area designated for package sales.

b. Retail dealer (on-site consumption)

i. Assembly Hall

- (1)** Such use shall not be greater than 2,000 square feet in floor area.
- (2)** Such use shall not be located within 300 feet of a residential use or a residential (“R”) zoning district.
- (3)** Such use may include a licensed alcohol caterer.
- (4)** Alcohol sales, service and consumption are limited to the interior of the assembly hall.

ii. Restaurants with alcohol sales

- (1)** A restaurant must have at least 2,000 square feet in floor area.
- (2)** Alcohol sales, service and consumption are limited to the interior of the restaurant.

c. Manufacturing and distribution

- i.** Such use shall abut an arterial street as classified in Appendix A-1.

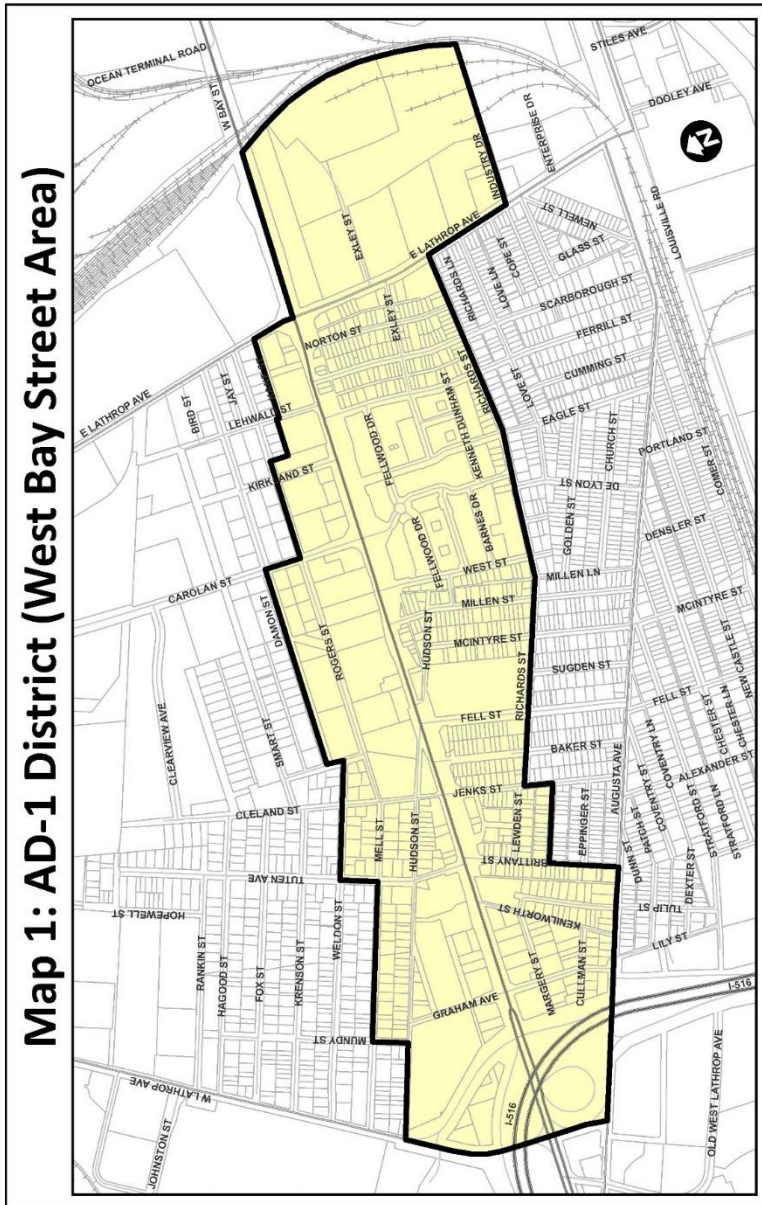
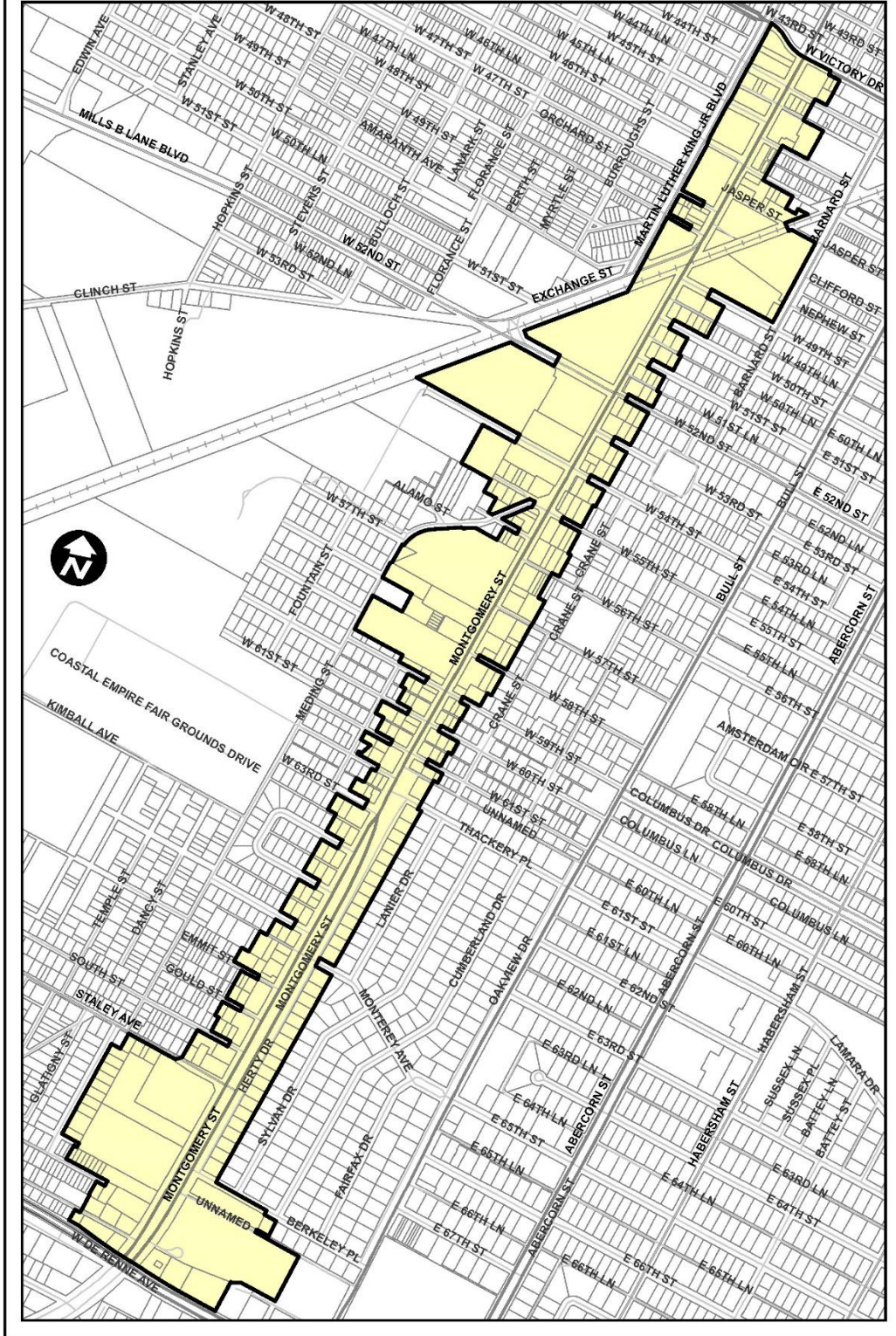


Figure 7.14-1 **Alcohol Density Overlay District AD-1 District**, West Bay Street Area

(Delete)

Map 2: AD-2 District (Montgomery Street Area)



(Insert)

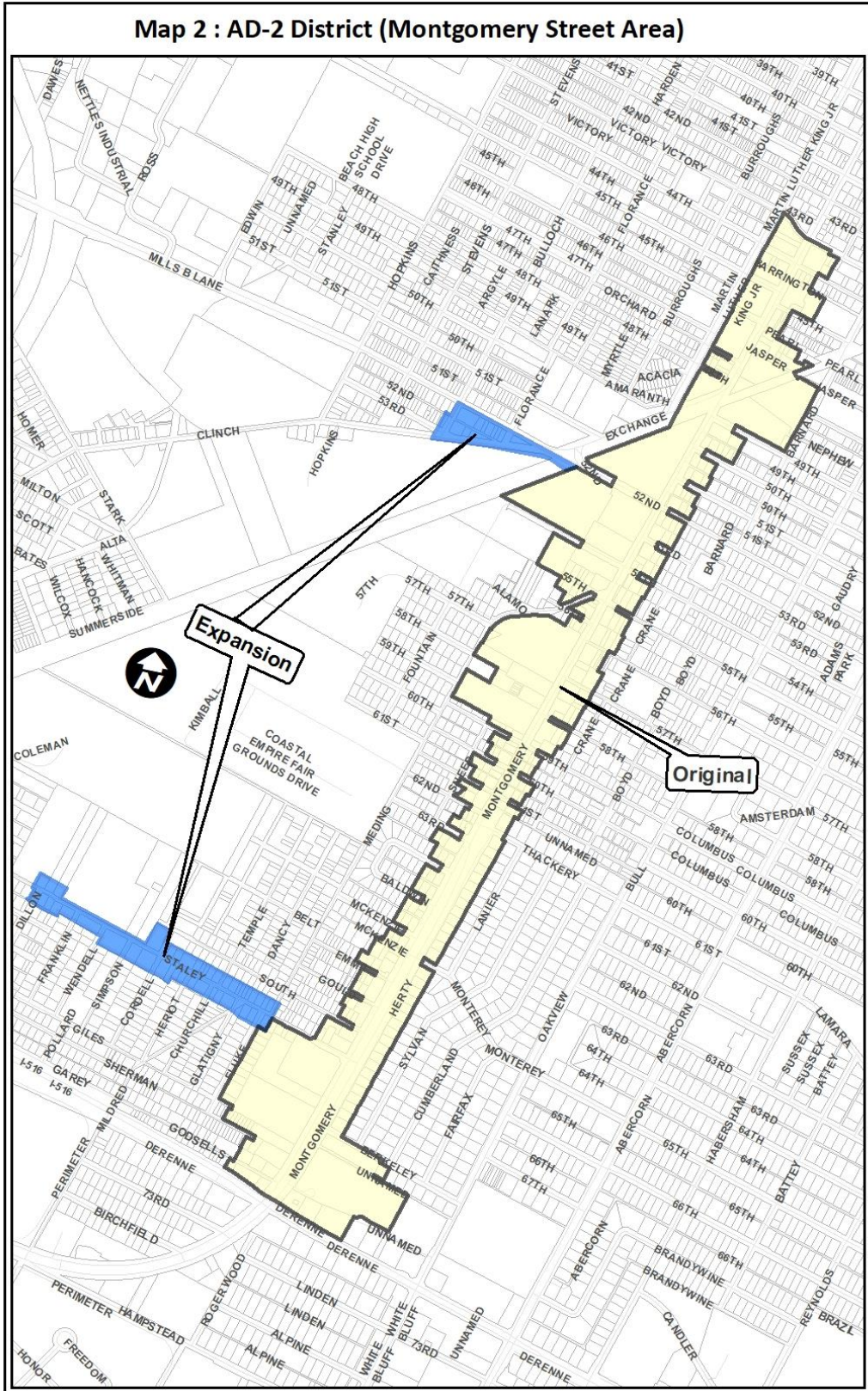
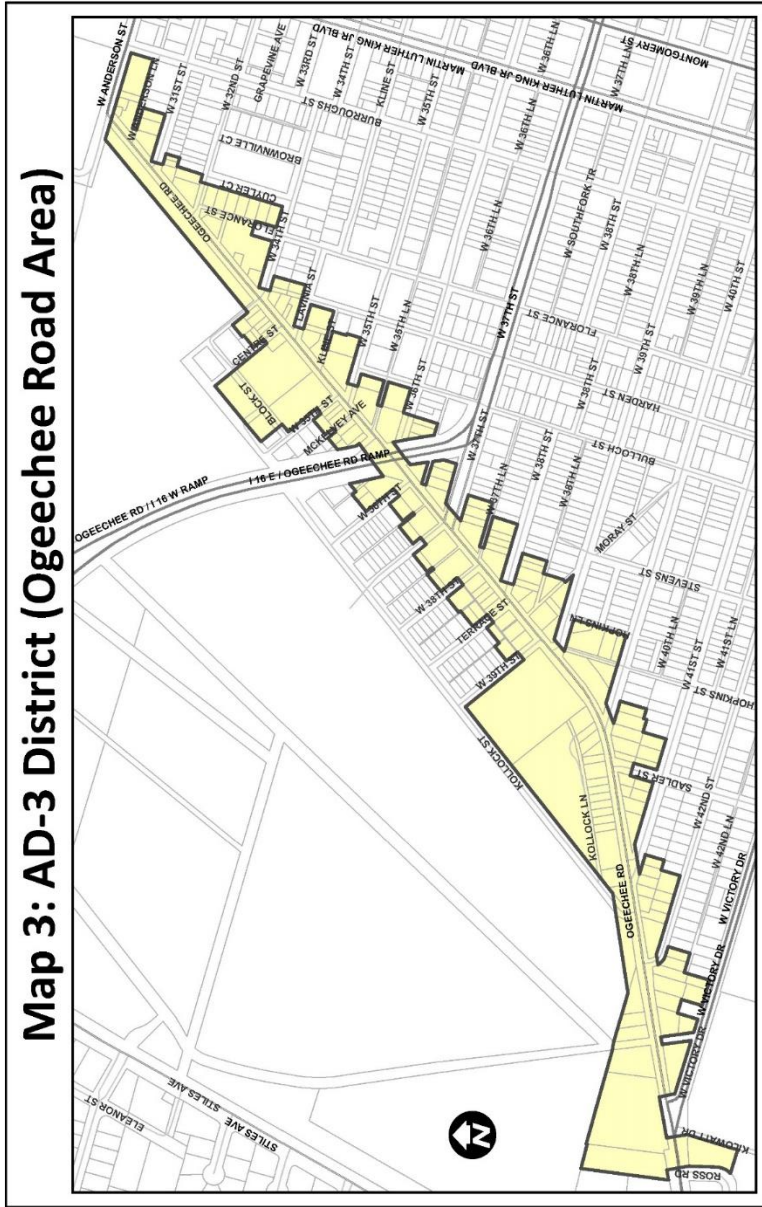


Figure 7.14-2 Alcohol Density Overlay District West AD-2 District, Montgomery Street Area

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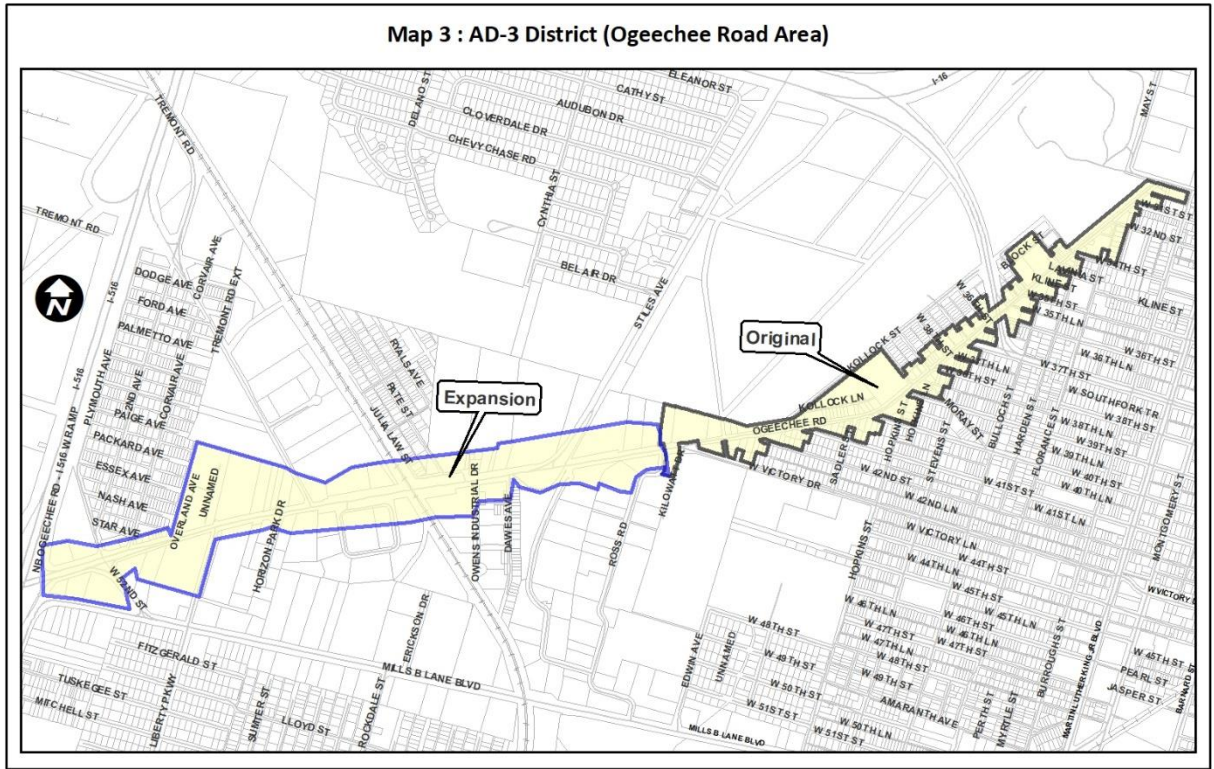
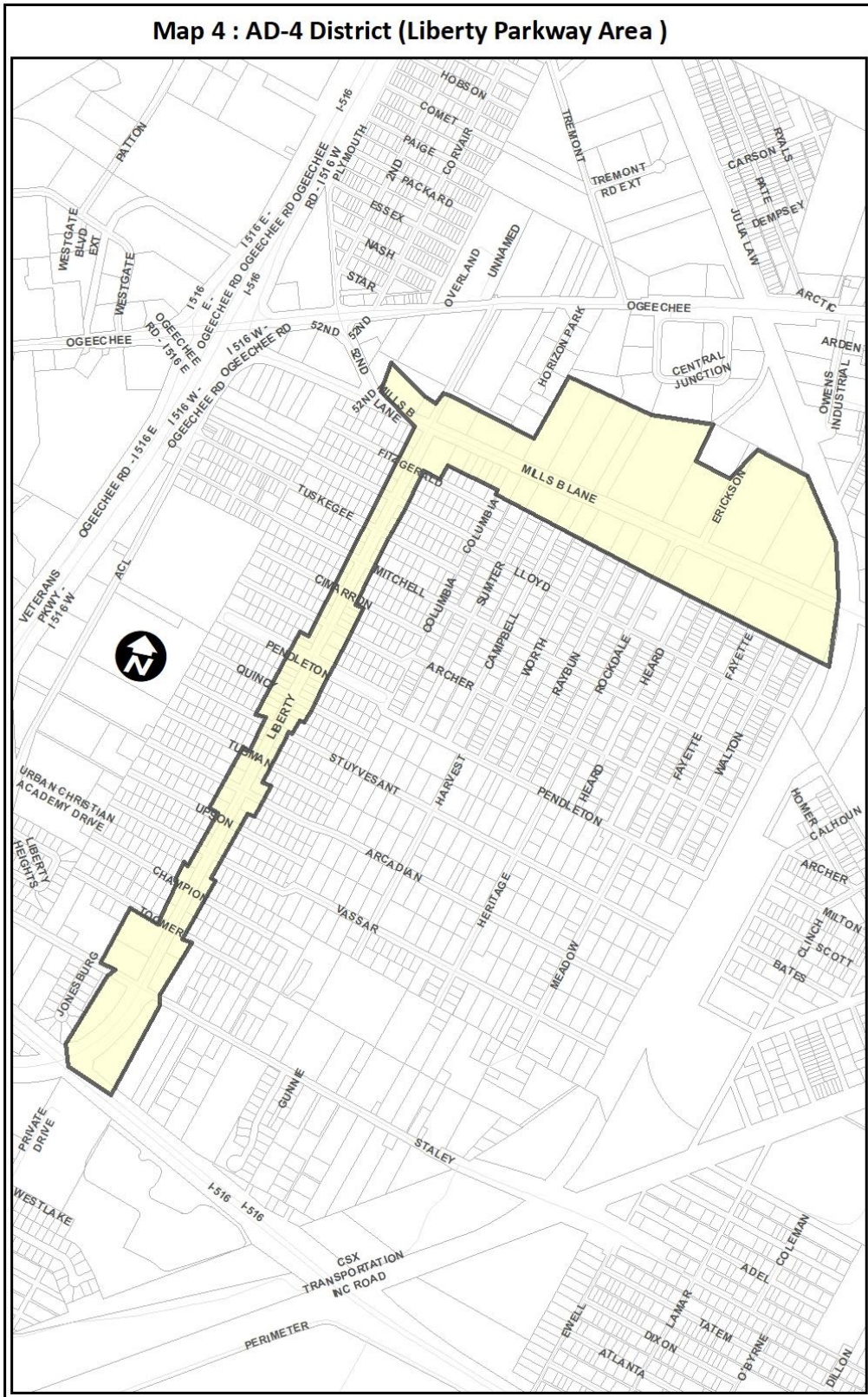


Figure 7.14-3 Alcohol Density Overlay District AD-3 District. Ogeechee Road Area

[\(Insert\)](#)



[Figure 7.14-4. AD-4 District. Liberty City Area](#)

Sec. 7.15 Conservation Overlay District

7.15.1 Purpose

The purpose and intent of the Conservation Overlay District (CD) is to preserve the character of Savannah's older and historic neighborhoods which lack the protection of a local historic district overlay. The CD establishes a public process and standards to evaluate demolition of contributing buildings in order to ensure historic buildings are preserved and the character of the district is maintained.

7.15.2 Relationship to Zoning Districts

In addition to the requirements of this Section, existing and proposed uses within an "CD" Overlay District shall also comply with the requirements of the base zoning district designated on the official zoning map for the City of Savannah.

7.15.3 Applicability

- a.** A Conservation District ("CD") is identified on the official zoning map as "CD" followed by a designated number (e.g., CD-1). The numerical designation identifies the geographic location of the overlay district. "CD" districts include:

- i. CD-I District**

This boundary includes portions of the Ardsley Park-Chatham Crescent neighborhood and the boundaries are shown on Figure 7.15-1.

- ii. CD-2 District**

This district includes portions of the Ardmore and Chatham Terrace neighborhoods and the boundaries are shown on Figure 7.15-2.

- iii. CD-3 District**

This district includes Daffin Park and portions of the Parkside neighborhood and the boundaries are shown on Figure 7.15-3.

- b.** Any neighborhood or portion of a neighborhood is eligible for the Conversation Overlay District provided that:
 - i.** The majority of buildings within the proposed district are 50 years old or older; and
 - ii.** The neighborhood association, or organization representing the majority of property owners, supports the designation.

7.15.4 Review Process

- a. Staff Review**

All requests for demolition of any building within a Conservation District shall be reviewed by the City of Savannah's Historic Preservation Officer prior to the issuance of a demolition permit. For the purposes of this section, demolition shall include the removal of 50% or more of a building. The Preservation Officer shall determine if a building is eligible for contributing status. If a building is determined to be eligible for contributing status, the application for demolition shall be referred to the Historic Preservation Commission for review.

- b. Board Review**

All requests for demolition of any contributing building or building eligible to be contributing shall be reviewed and acted upon by the Historic Preservation Commission prior to the issuance of a demolition permit.

7.15.5 Public Notice

All Board Reviews shall be posted a minimum of 15 days in advance of the public hearing.

7.15.6 Time Limitation

Approval for demolition is valid for one year from the approval date. If demolition has not been completed in one year, one one-year extension may be granted, provided that the original approval has not expired.

7.15.7 Criteria for Contributing Status

A building must meet one or more of the following criteria to be considered a contributing building within a “CD” district:

- a.** The building is identified as contributing on the National Register Historic District or Property map;
- b.** The building is at least 50 years old; possesses integrity of location, design, setting, materials, workmanship, feeling, and association; and:
 - i.** Is associated with events that have made a significant contribution to the broad patterns of our history; or
 - ii.** Is associated with the lives of significant persons in our past; or
 - iii.** Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - iv.** Has yielded or may be likely to yield, information important in history or prehistory; or
 - v.** The building has achieved significance within the past 50 years if it is of ‘exceptional importance’ as defined by the National Park Service.

7.15.8 Criteria for Demolition

Approval for demolition of a contributing building shall only be issued by the Historic Preservation Commission when one of the following conditions has been established by clear and convincing evidence pursuant to the criteria established herein:

- a.** The demolition is required to alleviate a threat to public health or public safety;
- b.** The demolition is required to avoid exceptional practical difficulty or undue hardship upon any owner of any specific property. If the difficulty or hardship claimed is economic, the applicant shall be required to submit sufficient evidence to demonstrate that the application of the standards and regulations of this section deprives the applicant of a positive economic use or return on the subject property.

7.15.9 Additional Stipulations

In the approval of demolition, the Historic Preservation Commission may impose such reasonable and additional stipulations as will best fulfill the purpose of this ordinance, such as documentation of the building.

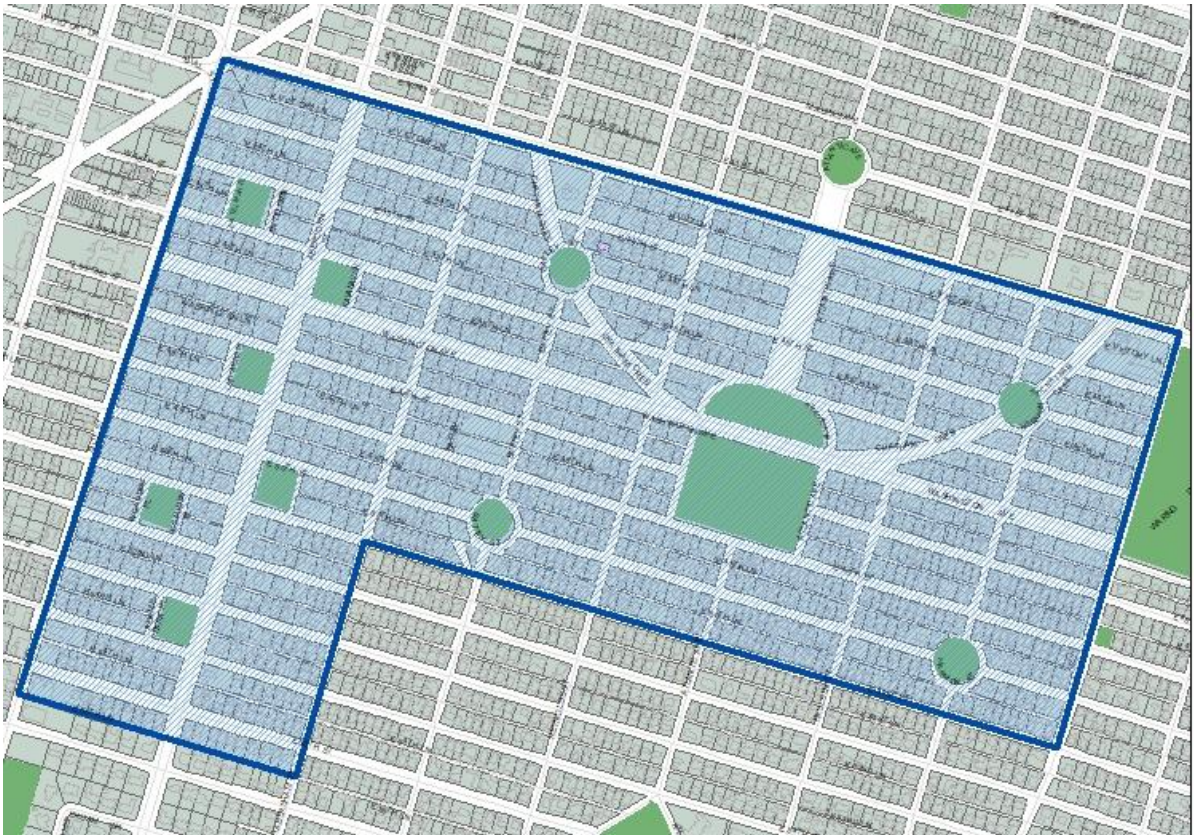


Figure 7.15-1: Ardsley Park-Chatham Crescent Conservation District (CD-1)



Figure 7.15-2: Ardmore Conservation District (CD-2)

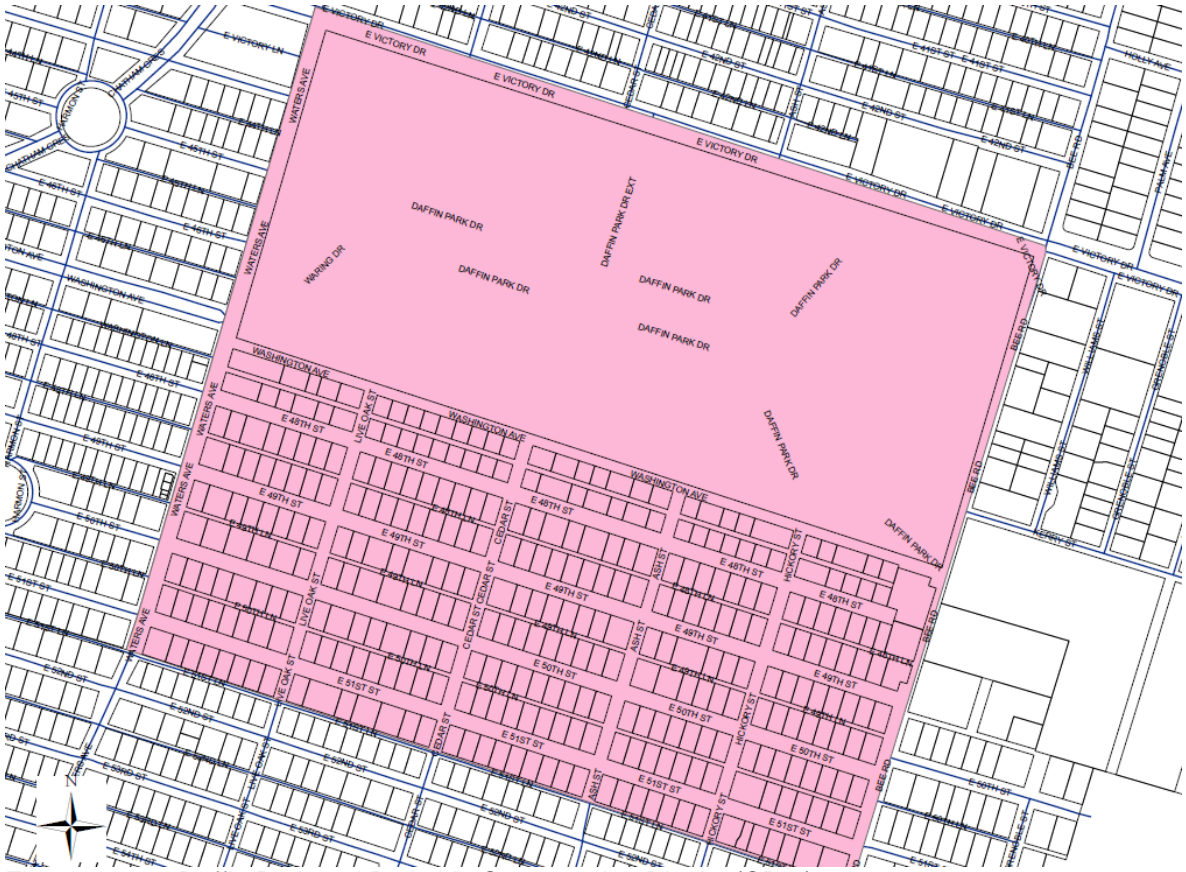


Figure 7.15-3: Daffin Park and Parkside Conservation District (CD-3)