

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING,
TO AMEND APPENDIX A-2.5 – EASTERN WHARF PD /
ARTICLE N. EASTERN WHARF PLANNED DEVELOPMENT.
AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT
HEREWITH AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: That Part 8, Chapter 3, Zoning of the Code of the City of Savannah, Georgia (2003) hereinafter referenced as "Code," be amended as follows:

Note: Text to be enacted shown in bold and underlined red font. Text to be repealed shown in strikethrough red font.

ENACT

Appendix A-2.5 – Eastern Wharf PD / Article N. Eastern Wharf Planned Development

Sec. 8-3351. General Development Standards. (3) Residential and Non-Residential Development Standards. Table 2.

Table 2: Development Standards

Use	Density	Lot Size Per Unit (min)	Lot Width (min)	Yard Setbacks	Building Lot Coverage (max)	Building Lot Coverage (max)	Height
Multi-family dwelling	See Master Plan	None	30 ft	Front Yard: Min.: 0ft & Max.: 12 ft. <u>Within the MU-R-1B</u> <u>Max: 25 ft.</u> Side Yard: Interior to Block Min.: 0 ft & Max.: N/A Side Yard: Corner Min.: 0 ft	100%	70%	See Master Plan

				& Max: N/A			
				Rear Yard: Min.: 0 ft & Max.: N/A			

Sec. 8-3353. Definitions.

Multi-family Residential. A residential building containing ~~five~~ **four** or more dwelling units. **Each multi-family residential building shall consist of one or more dwelling units per floor.**

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Stacked Townhouse. A multifamily residential building with ~~4 to 16 attached~~ **multifamily residential** dwelling units consolidated into a single structure. ~~Each unit shares a common wall.~~ Units ~~are~~ may be mixed vertically, **horizontally, or both vertically and horizontally;** ~~however no more than 1 unit is permitted above another unit.~~ Each unit must have its own entrance **either facing the street or facing an interior lobby or courtyard.**

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: Should any section or provision of this ordinance be declared by a court of competent jurisdiction be invalid, that decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

SECTION 4: That the requirements of Section 3.2 of the New Zoning Ordinance adopted July 18th, 2019 and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 27th day of May 2020, a copy of said notice being attached hereto and made a part hereof.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: ____ day of _____ 2020.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council