

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING,
TO AMEND ARTICLE K. (MID-CITY DISTRICT) 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.

ENACT

Sec. 8-3215. Civic & Institutional (CIV).

(1) ***Purpose.***

The CIV District is intended to provide for civic and institutional district uses that serve a large area or produce intensive activities not readily assimilated into other districts.

(2) ***Principal Uses.***

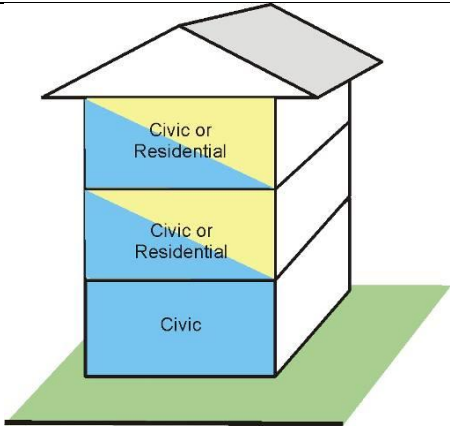
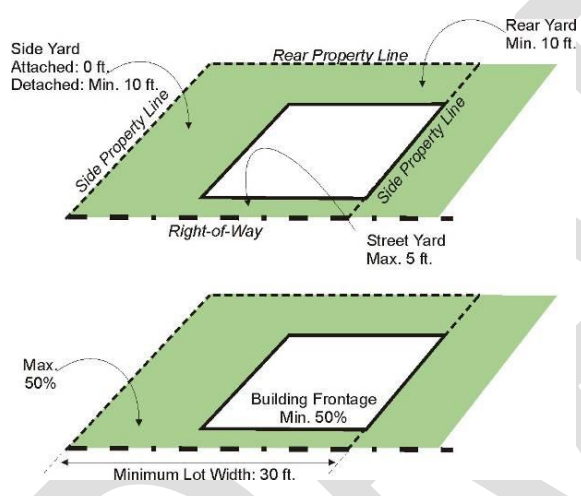
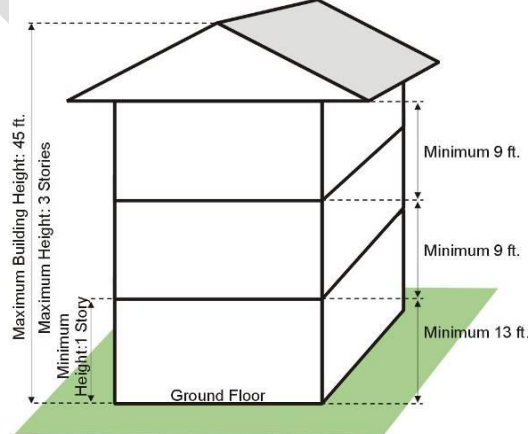
(a) The following principal uses are permitted by right, or permitted as a special use by the Board of Appeals in accordance with Special Use Review.

CIV District		Standards
Key: ✓ = Permitted * = Subject to Special Use Review		
RESIDENTIAL USES		
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	✓	8-3217(4)
<u>Multi-family residential</u>	<u>✓</u>	
Upper-story residential	✓	
CIVIC USES		
Adult day care center (over 18 people)	✓	8-3218(1)
Ambulance service, rescue squad	✓	8-3218(2)
College, university	✓	
Congregate care home (over 15 people)	✓	8-3218(3)
Convent, monastery	✓	
Day care center (over 18 children)	✓	8-3218(4)
Eleemosynary or philanthropic institution	✓	
<u>Event Venue without alcohol sales</u>	<u>✓</u>	
<u>Event Venue with alcohol sales</u>	<u>*</u>	

CIV District		Standards
Key: ✓ = Permitted * = Subject to Special Use Review		
Food service center for homeless	✓	
Homeless shelter (emergency)	✓	8-3218(6)
Hospital	✓	
Institutional group care	✓	8-3218(7)
Museum, library	✓	
Place of worship	✓	
Public uses, including recreation sites	✓	
School, public or private (K-12)	✓	
Single room occupancy residence	✓	8-3218(8)
Special needs housing	✓	8-3218(9)
Technical, trade or business school	✓	
Utility, major	✓	
Utility, minor	✓	
COMMERCIAL USES		
Indoor recreation (commercial)	✓	
Office, General	✓	
Office, Medical	✓	
Outdoor recreation (commercial)	✓	
Shooting range, indoor	✓	

- (b) All commercial uses listed in the table above shall be permitted only when associated with a public or civic facility, **except as provided in 8-3215(6)**.
- (c) Telecommunication towers and antennas shall be permitted in accordance with Division II, Article J City of Savannah Code of Ordinances.
- (3) ***Design Standards.***
All uses are subject to the design standards set forth in in Article 7.0, Neighborhood Design Standards.
- (4) ***General Development Standards.***
All uses are subject to the general standards set forth in Article 8.0, General Development Standards.

(5) CIV District Development Standards.

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Use</p>		<p>All Floors See use table in 8-3215(2)(a)</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Site</p>	 <p>Side Yard Attached: 0 ft. Detached: Min. 10 ft.</p> <p>Rear Property Line</p> <p>Rear Yard Min. 10 ft.</p> <p>Side Property Line</p> <p>Right-of-Way</p> <p>Street Yard Max. 5 ft.</p> <p>Max. 50%</p> <p>Building Frontage Min. 50%</p> <p>Minimum Lot Width: 30 ft.</p>	<p>Lot Area: 3,000 square feet minimum</p> <p>Lot Width: 30 feet minimum</p> <p>Street Yard: Average street yard for all contributing structures on the block face; Blocks without contributing structures 10 feet maximum</p> <p>Building Frontage: 50% of lot width minimum</p> <p>Rear Yard: 10 feet minimum</p> <p>Side Yard: 0 feet on any attached side; all other sides, 10 feet minimum</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Height</p>	 <p>Maximum Building Height: 45 ft.</p> <p>Maximum Height: 3 Stories</p> <p>Minimum Height: 1 Story</p> <p>Ground Floor</p> <p>Minimum 9 ft.</p> <p>Minimum 9 ft.</p> <p>Minimum 13 ft.</p>	<p>Building Height: 3 stories maximum, 1 story minimum, 45 feet maximum</p> <p>Floor Height: Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation: No minimum</p>

(6) Redevelopment of CIV District Parcels with Civic and Institutional Uses.

To encourage the re-use of parcels with contributing buildings originally-designed for religious or education-related uses, it may be desirable to allow for flexibility with regards to principal uses and development standards for such parcels and associated or adjacent parcels, when appropriate. Because these parcels are unique as to their location and surroundings, the extent to which flexibility may be allowed must be considered on an individual parcel basis. Associated and adjacent parcels may be included provided that their development or redevelopment is related to the parcel with the contributing building. Parcels include:

(a) Former Epworth Methodist Church.

- i. For the parcel with the parcel identification number of 2-0065-29-002, the CIV principal uses and standards shall apply with the following exceptions:
 - (1) All TC-1 zoning district principal uses, ground and upper floor uses, are permitted in addition the CIV principal uses.
 - (2) Street, Side and rear yard setbacks shall be consistent with the street, side and rear yard setbacks for Epworth Methodist Church.
 - (3) Maximum building height shall be 5 stories, 58 feet maximum.
- ii. For the parcel with the parcel identification number of 2-0065-29-001, the TN-2 principal uses and standards shall apply with the following exceptions:
 - (1) The ground floor area shall be the same as permitted by the CIV district.
 - (2) There shall be no minimum garage or street or rear yard setbacks.
 - (3) There shall be no building coverage maximum.

A structured parking garage shall not be required to be wrapped in residential or nonresidential uses permitted in the district at the ground floor level.
- iii. For the parcels with the parcel identification numbers of 2-0065-21-005, 006 and 007, or any recombination thereof, the TC-1 principal uses and standards shall apply with the following exceptions:
 - (1) The ground floor area and residential density shall be the same as permitted by the CIV district.
 - (2) There shall be no minimum street or rear yard setbacks.
 - (3) Maximum building height shall be 5 stories, 58 feet maximum.

SECTION 2: That the requirement of Section 8-3182(f)(2) of said Code and the law in such cases made and provided has been satisfied. That 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 _____ day of _____, 2018, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: Upon the effective date of the ordinance all ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: _____, 2018.

MAYOR

ATTEST:

CLERK OF COUNCIL
FILE NO.: 18-000592-ZA

DRAFT