

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO ALLOW GARAGE APARTMENTS AND CARRIAGE HOUSES IN THE R-B-C-1 (RESIDENTIAL-BUSINESS-CONSERVATION-EXTENDED) ZONING DISTRICT; AND TO ADJUST THE OFF-STREET PARKING REQUIREMENTS FOR THE R-B-C-1 DISTRICT; 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:

ENACT

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 Text to be repealed shown in strikethrough.

I. USE

Article B. (Zoning Districts); Sec. 8-3025(b), Business and Industrial Use Schedule; Use 5, Garage Apartment or Carriage House

	<i>R-B</i>	<i>RB-1</i>	<i>B-H</i>	<i>B-N</i>	<i>BN-1</i>	<i>B-C</i>	<i>BC-1</i>	<i>B-G</i>	<i>BG-1</i>	<i>BG-2</i>	<i>B-B</i>	<i>I-L</i>	<i>IL-B</i>	<i>I-H</i>	<i>P-IL-T</i>	<i>R-B-C</i>	<i>RB-C-1</i>	<i>O-1</i>
(5) Garage apartment or carriage house	--	--	--	--	--	--	X	X	--	--	--	--	--	--	--	--	X	--
a.	<u>Such use shall be permitted only within the boundaries of the Savannah Historic District.</u>																	

II. PARKING

Article Sec. 8-3090. Exempted uses and special off-street parking requirements for specified zoning districts.

- (a) *RIP-A, RIP-A1, RIP-B, RIP-B-1, RIP-C and RIP-D and R-B-C-1* districts. Within the Historic District, as described in Sec. 8-3030, but not to include the West River Street Area, as described in (e) below, residential uses within the RIP-A, RIP-A1, RIP-B, RIP-

B-1, RIP-C ~~and~~ RIP-D and R-B-C-1 zoning districts, shall provide off-street parking as follows:

- (1) *New dwelling unit construction.* One off-street parking space per dwelling unit.
- (2) *Subdividing or conversion of an existing structure to add residential dwelling units.*
 - a. Subdividing of an existing residential dwelling structure into one or more additional dwelling units. One off-street parking space shall be provided for each such dwelling unit added.
 - b. Subdividing or conversion of an existing nonresidential structure for residential dwelling purposes. One off-street parking space shall be provided for each dwelling unit created.
 - c. Required off-street parking shall be provided in all cases as follows:
 1. All required off-street parking shall be provided within the rear yard. Where such parking cannot be provided in the rear yard and where not more than two units exist on the parcel, one on-street parking space per each 18 linear feet of lot frontage (up to a maximum of two spaces) may be counted toward the required number of off-street parking spaces, provided that such space is located directly in front of and on the same side of the street as the use in question, along a public street where on-street parking is permitted.
 2. Where the required off-street parking cannot be so accommodated, the zoning board of appeals shall be authorized to grant a variance from all or a portion of the required off-street parking upon one of the following findings. Such findings shall be in addition to the required findings to be made for a variance as set forth elsewhere in this chapter:
 - (i) An alternative location of off-street parking proposed on the site (other than in the rear yard) has been determined by the historic review board to be appropriate to the character of the historic district; or
 - (ii) The developer shall provide a land use parking study which shows to the satisfaction of the city traffic engineer that the following condition can be met: The requested variance would not increase the ratio between the number of dwellings within the block face area the parcel is located and the number of parking spaces within the block face area (off-street spaces dedicated to residential purposes plus on-street spaces) above 1.0.
 - d. All residential structures in a multifamily residential project comprised

of more than 20 units, which project is restricted to housing for the elderly and/or the handicapped, shall provide one off-street parking space for every two units or portion thereof.

- (b) *BC-1 district.* Within the BC-1 zoning district, all uses are exempt from providing off-street parking.
- (c) *B-B district.* Within the historic district, all uses within the B-B zoning district are exempt from providing off-street parking.
- (d) *R-M districts.* Within R-M zoning districts, multifamily developments which are to be owned and operated by a church, synagogue or other religious use shall provide one-half off-street parking space per unit, provided (1) such multifamily development is intended to provide housing for members of such religious use or for elderly or handicapped persons and (2) such housing is to be located adjacent to property owned by the religious use which is available for parking.
- (e) *West River Street Area.* The West River Street Area, as seen in Map 1, is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King, Jr. Boulevard and Warner Street.

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 _____, on the _____ day of _____, 2017, 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: _____, 2017.

MAYOR

ATTEST:

CLERK OF COUNCIL
FILE NO.: 17-004799-ZA