

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO AMEND ARTICLE B (ZONING DISTRICTS), SECTION 8-3028(c)(7) (VICTORIAN PLANNED NEIGHBORHOOD CONSERVATION DISTRICT, LAND USE DISTRICTS) TO ESTABLISH A 4-R DISTRICT INTENT STATEMENT; TO AMEND ARTICLE B (ZONING DISTRICTS): SECTION 8-3028(d) (VICTORIAN PLANNED NEIGHBORHOOD CONSERVATION DISTRICT, PERMITTED USES) TO ESTABLISH PERMITTED USES WITHIN THE 4-R DISTRICT; TO AMEND ARTICLE B (ZONING DISTRICTS): SECTION 8-3028(e)(1) AND (2) TO ESTABLISH DEVELOPMENT STANDARDS FOR DWELLING AND NON-DWELLING USES IN THE 4-R DISTRICT; TO AMEND ARTICLE B (ZONING DISTRICTS) SECTION 8-3031(B)(1)(e) (PLANNED DISTRICTS) TO REQUIRE A SITE PLAN WHEN REZONING TO A 4-R 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. All revised text is highlighted in yellow.

I. Article B. (Zoning Districts), Sec. 8-3028(c)(7) (Victorian Planned Neighborhood Conservation District, Land Use Districts, 4-R District)

(7) 4-R district. The 4-R district permits a range of dwelling units, depending on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.) plus various non-residential uses considered appropriate for the area. Such nonresidential uses are only permitted on the ground floor of upper-story non-residential developments. Any proposed rezoning to the 4-R district shall be in accordance with Section 8-3031.

II. Article B. (Zoning Districts), Sec. 8-3028(d) (Victorian Planned Neighborhood Conservation District, Permitted Uses)

List of Uses	Zoning Districts						
	1-R	2-R	3-R	<u>4-R</u>	1-B	2-B	3-B
<u>Residential Types</u>							
(1) One-family dwelling:							
a. Detached	X	X	B	<u>B</u>	B	B	B
b. Semidetached or end row	X	X	X	<u>X</u>	B	B	B
c. Attached or row	X	X	X	<u>X</u>	B	B	B
(2) Two-family dwelling:							
a. Detached	X	X	X	<u>X</u>	B	B	B
b. Semidetached or end row	X	X	X	<u>X</u>	B	B	B
c. Attached or row	X	X	X	<u>X</u>	B	B	B
(3) Multifamily dwelling:							
a. Detached	X	X	X	<u>X</u>	B	B	B
b. Semidetached or end row	X	X	X	<u>X</u>	B	B	B
c. Attached or row	X	X	X	<u>X</u>	B	B	B
(4) Multifamily dwelling, four-story or more	B	B	B	<u>X</u>	B	B	B
(5) Garage apartment or carriage house	X	X	X	<u>X</u>	B	B	B
<u>(5a) Upper-story Residential</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>X</u>	<u>B</u>	<u>B</u>	<u>B</u>
<u>Lodging Facilities</u>							
(6) Inns (not to exceed 15 bedrooms) In the 1-R district, the following condition shall apply: a. The rental of individual bedrooms within a dwelling unit shall be restricted to an owner-occupied one-family detached dwelling which may include use of a garage apartment dwelling if located on the same lot. No more than five (5) bedrooms shall be rented.	B	B	B	==	B	X	X
(7) Rooming house and boarding	-	B	X	==	X	X	X
(8) Motel or hotel Including such ancillary uses as barbershops, beauty shops, restaurants, with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature	-	-	-	==	-	-	X

List of Uses	Zoning Districts						
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
(8a) Short-term vacation rental							
a. 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 Zoning Administrator.	B	B	B	≡	X	X	X
b. 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.							
<u>Religious Facilities</u>							
(9) Church or other place of worship	B	B	B	≡	B	X	X
(10) Convent or monastery	X	X	X	≡	X	X	X
(11) Religious meetings for periods not to exceed 30 days	-	-	-	≡	-	-	X
(12) Eleemosynary or philanthropic institutions	B	B	B	≡	B	X	X
<u>Community Facilities</u>							
(13) Public uses Including, but not restricted to fire and police stations, parks and recreation facilities	X	X	X	<u>X</u>	X	X	X
(14) Public utility	B	B	B	<u>B</u>	X	X	X
(15) Cultural facilities Art galleries, museums, legitimate theaters, library and other facilities of a similar nature	B	B	X	<u>X</u>	X	X	X
(16) Club or lodge	-	-	B	≡	X	X	X
(17) Assembly halls	-	-	B	≡	B	X	X
(18) Day nurseries, kindergartens, Childcare centers	B	B	B	≡	X	X	B
a. Provided, that 100 square feet of outdoor play space is provided each child							
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any day nursery or kindergarten located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such other streets. Provided that approval for any day nursery or kindergarten established							

List of Uses	Zoning Districts						
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
<p>requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A day nursery or kindergarten can be located on a school or church property provided that such property contains a minimum of 12 children. A day nursery or kindergarten can be located on a school or church property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or church shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence, it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.</p>							
<p>c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.</p>							
<p>d. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in Section 8-3089 "Minimum Space Requirements for Off-Street Parking Areas."</p>							
<p>e. When an abutting use in residential, a visual buffer shall be provided so as to shield all parking areas, play areas and outdoor activity areas from abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.</p>							
<p>f. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a principal use sign of up to 12 square feet in area when it is located on the side of the property facing the nonresidential use or property. Exterior drawings, graphics, or pictorials are prohibited.</p>							
<p>g. Unless operated in conjunction with a school or religious institution, such use shall, within any "1-R, 2-R, or 3-R" district, be</p>							

List of Uses	Zoning Districts						
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.							
(19) Shelter for the abused or mistreated Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home. Provided further that the following provisions shall apply: a. Provided that such use is located on a collector street or greater. b. Provided that such use shall be limited to no more than twenty (20) beds. c. One off-street parking space per employee shall be provided. d. There shall be at least 150 square feet of space in the building for each occupant.	B	B	B	=	-	-	-
(20) Amusement or recreational activities carried on wholly within a building. Indoor theater, billiard parlor, dancehall and activities of a similar nature. Such uses shall front on a major or secondary arterial, as shown on the street classification map of the city.	-	-	-	=	-	X	X
(21) School, public or private (K-12)	X	X	X	=	X	X	X
<u>Retail Sales and Service</u>							
(22) Food stores and drugstores Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature, provided such activities when located in a 1-B or 4-R district shall be limited to a maximum floor area of 2,500 square feet	-	-	-	<u>X</u>	X	X	X
(22a) Confectionery, provided when located in 3-R district shall be limited to a maximum floor area of 1,200 square feet of retail space.	-	-	X	<u>X</u>	X	X	X
(22b) Confectionery provided that there shall be: a. No sale of alcoholic beverages b. No game machines on the premises c. Limited to a maximum floor area of 1,200 square feet of retail space d. Located on a corner lot e. Established in a building originally designed for mixed use development.	-	X	-	<u>X</u>	-	-	-
(23) Sales of beer and wine by the package when incidental to other principal retail uses	-	-	-	=	B	X	X

List of Uses	Zoning Districts						
	1-R	2-R	3-R	<u>4-R</u>	1-B	2-B	3-B
<i>[Amended 12/8/16 (File No. 16-005206-ZA)]</i>							
(24) Reserved							
(25) Personal service shops Barbershop, beauty shop, health club massage parlor “as an incidental use,” shoe repair, dry cleaning and laundry pickup station, laundromats, watch repair and services of a similar nature.	B	B	B	<u>B</u>	X	X	X
(25a) Pet grooming Provided that: 1. The use shall be located only on arterial or collector roadways as identified by section 8-3025(g), street classification map. 2. No overnight boarding of animals shall be allowed. 3. No more than three animals shall be within the business at any given time.	-	-	B	<u>B</u>	-	-	-
(26) Clothing stores and dry goods. Shoe store, men’s shops, women’s shops, variety stores, and stores of a similar nature	-	-	-	==	X	X	X
(27) Home furnishing, appliance store, hardware store, art supplies, appliance repair (as an incidental use), sporting goods, furniture store and stores of a similar nature	-	-	-	==	X	X	X
(28) Antique shop, furniture refinishing and refurbishing. Provided all business, display, and work are conducted wholly within the confines of the building	-	-	-	==	X	X	X
(29) Antique shops without refinishing or refurbishing activities on the premises	B	B	B	<u>B</u>	X	X	X
(30) Specialty shops Gift shops, florist, hobby shops, camera shops, bookstores, and stores of a similar nature.	B	B	B	<u>B</u>	X	X	X
(31) Banks and offices, 3 stories or less.	-	B	B	<u>B</u>	X	X	X
(31a) Professional office, two stories or less. Provided that such use does not exceed 2,000 square feet of leasable area and is located within a residential structure with off-street parking located off a rear lane. A client entrance/exit shall be located adjacent to the parking lot to encourage use of such parking lot. One non-illuminated sign is allowed, provided it is visually compatible with the historic character of the Victorian P-N-C District and is approved	B	B	-	==	-	-	-

List of Uses	Zoning Districts						
	1-R	2-R	3-R	<u>4-R</u>	1-B	2-B	3-B
by the visual compatibility officer.							
(32) Department stores	-	-	-	==	-	X	X
(33) Reserved							
Unclassified Retail Sales and Service							
(34) Photography studio	B	B	B	<u>B</u>	X	X	X
(35) Funeral homes	-	-	B	==	B	B	X
(36) Ambulance service or rescue squad	-	-	-	==	B	X	X
(37) Radio, telephone, microwave, television transmission or receiving tower a. A transmission tower shall be permitted only on a lot which fronts a street classified as an arterial, and is across the street from a business or industrial zoning district. Mountings on the tower shall be limited to no more than two four-foot parabola antennas, and a two-way communications antenna. Such tower shall be self-supporting with a maximum three-foot-wide base. The height of such tower shall be the minimum necessary to clear neighboring obstructions, but shall not exceed a height of 100 feet. Provided that where no dwelling exists within 200 feet of the site, a tower height of up to 150 feet and a base of up to 20 feet width and no more than two ten-foot parabola antennas shall be allowed. Unless otherwise required by the FAA, a galvanized finish or silver paint finish shall be applied to the tower, and no lighting shall be erected on the tower b. A maximum of two accessory satellite dishes may be permitted; provided that the MPC may approve an additional dish upon a finding that such addition is necessary for the reasonable functioning of the primary use and will not adversely impact the surrounding area c. The maximum height for a satellite dish shall not exceed the height of the maximum elevation of the roofline of the principal building on the lot except where no dwelling unit is within 200 feet of the site d. All dishes and towers shall be located in the rear yard unless otherwise approved by the MPC. The base of such facilities shall be surrounded with an architecturally designed fence with landscaping.	-	-	-	==	-	X	X
(38) Telegraph or messenger service	-	-	-	==	-	X	X
(39) Taxi stand	-	-	-	==	-	X	X
(40) Freezer locker service, ice storage	-	-	-	==	-	-	X
(41) Commercial schools, and laboratories,	-	B	B	==	X	X	X

List of Uses	Zoning Districts						
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
<p>serving professional requirements, medical, dental, optical, and similar uses</p> <p>(42) Secondary use (professional office)</p> <p>a. The necessary function of a professional office shall not occupy over 33 percent of the floor area within the residential structure in which such office is houses</p> <p>b. Secondary use (professional offices) shall meet the residential development standards of the zoning district in which such office is to be established</p>	X	X	X	<u>X</u>	X	X	X
<p>(42a) Satellite dish</p> <p>Provided such use shall only be permitted as an accessory use, subject to the following restrictions:</p> <p>a. Only ground-mounted satellite dishes shall be permitted unless it is demonstrated by the owner that a ground-mounted dish is not functional. All dishes shall be located within a rear yard</p> <p>b. The maximum height for ground-mounted satellite dishes shall not exceed the height of the maximum elevation of the roofline of the principal building on the lot</p> <p>c. The maximum diameter for a satellite dish shall be 16 feet, except as provided in subsection h below</p> <p>d. Where it is demonstrated that a roof-mounted dish is required for reception purposes, tower structures or masts shall not be used as bases. Roof-mounted satellite dishes shall be of open mesh construction (except for bidirectional transmit and receive dishes where required by the FCC) and shall be placed in a position atop the roof to minimize visibility to pedestrian or vehicular travelers from a street. Such placement shall always be to the rear of hip or gable roofs.</p> <p>e. No more than one satellite dish shall be permitted per lot unless otherwise approved by the planning commission.</p> <p>f. No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer's small identification plate.</p> <p>g. Open mesh satellite dishes shall be painted or finished in a dark neutral color. Solid satellite dishes shall be painted or finished in a light or dark neutral color.</p> <p>h. Within 1-R, 2-R, and 3-R zoning districts</p>	X	X	X	<u>X</u>	X	X	X

List of Uses	Zoning Districts						
	1-R	2-R	3-R	<u>4-R</u>	1-B	2-B	3-B
<p>and for any lot upon which is located a one-to four-family dwelling structure, the following additional restrictions shall apply:</p> <ol style="list-style-type: none"> 1. The maximum diameter satellite dish shall be 12 feet 2. A solid satellite dish shall be permitted only where such dish is screened from view from ground level from adjoining residential properties and from any street. Such screening may consist of a fence or wall, hedge, natural vegetation, or building or structures on the lot. 3. The satellite dish shall not be visible from an elevation below eight feet above the street grade within a public street right-of-way. 							
<p>(43) Restaurant, sit-down or cafeteria</p> <p>Provided, that where alcoholic beverages are sold, such beverages shall only be sold as part of a meal</p>	-	-	-	<u>B</u>	B	X	X
<p>(43a) Fast-food or drive-thru restaurants</p> <p>Provided, that no alcoholic beverage sales shall be permitted</p>	-	-	-	=	B	X	X
<p>(44) Cocktail lounges, night-clubs, taverns and package stores.</p> <p>Automotive and Boat Sales and Service</p>	-	-	-	<u>B</u>	B	X	X
<p>(45) Fuel station</p> <p>a. Gasoline pumps and other service facilities shall be set back not less than 12 feet behind a required front yard setback</p>	-	-	-	=	-	B	X
<p>(45a) Vehicle service, minor</p> <p>a. Such use, not to include washing and detailing, shall be conducted only within an enclosed building; however, bay doors are permitted and may be open only during hours of operation.</p>	-	-	-	=	-	B	X

List of Uses	Zoning Districts						
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
<p>(46) Vehicle service, major</p> <p>a. Such use shall be no closer than 150 feet from any residential structure as measured from the property line of such use.</p> <p>b. Such use shall not be established along a block-face which contains an existing dwelling unit.</p> <p>c. Such use, not to include washing and detailing, shall be conducted only within an enclosed building. Bay doors are permitted, except as follows, and may be open only during hours of operation. Bay doors shall not be permitted along a façade that is adjacent to residential property or any R district unless such property or district is located across a street right-of-way, not including lanes.</p>	-	-	-	=	-	-	X
<p>(47) Automobile, truck or boat, and nonresidential trailer sales or rental</p> <p>a. Such use shall not be established on a lot which is either adjacent to or directly across the street from an R-district</p> <p>b. All services, storage or similar activities shall be conducted entirely indoors and entirely on the lot on which such facilities are located. No outdoor storage, parking of dismantled vehicles, maintenance or service to vehicles shall be permitted.</p>	-	-	-	=	-	X	X
<p>(48) Motorcycle, motor scooter, moped and bicycle sales and services</p> <p>a. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from a R district when said street has a right-of-way of less than 75 feet.</p> <p>b. All service, storage or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which such facilities are located, and no outside storage or dismantled vehicles shall be permitted.</p>	-	-	-	=	-	-	X
(49) Bicycle and moped sales, rental and service	-	-	-	=	X	X	X
<p>(50) Automobile upholstery shop</p> <p>a. Such use shall not be established on a lot which is either adjacent to or directly across the street from any R district unless such use is conducted entirely within an enclosed building</p>	-	-	-	=	-	-	X

List of Uses	Zoning Districts						
	1-R	2-R	3-R	<u>4-R</u>	1-B	2-B	3-B
(51) Retail automobile parts and tire store Provided: a. There shall be no dismantling of vehicles on the premises to obtain or sell parts b. The only auto part installation that shall be permitted in connection with such use shall be the installing of tires or minor accessory parts and minor maintenance c. Major auto repair shall not be permitted in connection such use. Minor auto repair and maintenance may be permitted provided such repair and maintenance shall be incidental to the normal upkeep of an automobile d. All services, storage, or similar activities shall be conducted entirely indoors	-	-	-	<u>==</u>	-	X	X
(52) Automobile parking lot or parking garage a. A lot or garage with seven or more spaces or with gasoline pumps shall require Board of Appeals approval	X*	X*	X*	<u>X*</u>	X*	X*	X*
(53) Printing or letter shop Provided that such use shall be designed to operate in such a manner that noise and odor will not carry beyond the walls occupied by such use	-	B	B	<u>B</u>	X	X	X
Signs							
(54) Principal use sign	X	X	X	<u>X</u>	X	X	X
(55) Reserved							
(56) Incidental use sign	X	X	X	<u>X</u>	X	X	X
Incidental Uses							
(57) Home occupation	X	X	X	<u>X</u>	X	X	X
(58) Accessory uses Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period	X	X	X	<u>X</u>	X	X	X
(59) Neighborhood garden plots (horticulture)	X	X	X	<u>X</u>	X	X	X
(60) Agriculture personal Agricultural activities intended for personal use, such as gardening, beekeeping, the keeping of chickens, and uses of a similar nature. Personal agriculture activities involving animals are subject to additional restrictions in the City of Savannah Animal Control ordinance.	X	X	X	<u>X</u>	X	X	X

III. Article B. (Zoning Districts), Sec. 8-3028(e)(1) (Victorian Planned Neighborhood Conservation District, Development Standards, Development Standards for Dwellings)

Type of Dwelling Unit	Lot Area Per Unit by Dwelling Type and District (sq. ft.)					Minimum Lot Width (feet)	Minimum Front Yard and Rear Yard Setback	Minimum Side Yard	Maximum Building Height	Area Building Coverage (percent)
	1-R	2-R	3-R	4-R	1-B 2-B 3-B					
A. One-family dwelling:										
1. Attached; semidetached	2,100	2,100	2,100*	2,100	2,100	20	<p><i>Front yard:</i></p> <p>The front yard setback shall be the average of the setback for the adjoining developed properties. Where the adjoining properties are not developed the setback shall be the average setback for all developed properties located in the block face. For corner lots with structures facing a north- south street, the minimum front yard shall be zero feet.</p> <p><i>Rear yard:</i></p> <p>A minimum rear yard setback of 35 feet shall be maintained. The rear 20 feet of such area shall be utilized toward meeting the off-street parking requirements for the intended use.</p> <p>The MPC may adjust the above required setbacks so as to equal the established setbacks for the majority of the structures within the same block face. Provided that:</p> <p>(1) No structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland, and</p> <p>(2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or eave.</p>	0*	<p>The maximum building height shall be the average dwelling structure height for a given block face in which a structure is proposed to be located or constructed, provided, that the maximum building height shall not exceed 40 feet. The MPC may adjust these figures by as much as 20 percent where in their opinion, the variance is in keeping with the character of the Victorian P-N-C District.</p> <p>The maximum building height for upper-story residential shall be 6 floors above grade, not to exceed 70 feet.</p>	60
2. Detached	3,000	3,000	3,000*	3,000	3,000	30		5		60
B. Two-family dwelling:										
1. Attached; semidetached	1,050	1,050	1,050*	1,050	1,050	20	<p>The MPC may adjust the above required setbacks so as to equal the established setbacks for the majority of the structures within the same block face. Provided that:</p> <p>(1) No structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland, and</p> <p>(2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or eave.</p>	0*	<p>The maximum building height for upper-story residential shall be 6 floors above grade, not to exceed 70 feet.</p>	60
2. Detached	1,500	1,500	1,500*	1,500	1,500	30		5		60
C. Multifamily dwelling (three units or more per structure)										
1. Efficiency	1,015	870	725*	450*	1,015	20	<p>(1) No structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland, and</p> <p>(2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or eave.</p>	5	<p>The maximum building height for upper-story residential shall be 6 floors above grade, not to exceed 70 feet.</p>	60
2. 1-BR unit	1,210	970	790*	600*	1,210	20				100
3. 2-BR unit	1,360	1,090	970*	900*	1,360	20				
4. 3 or more BR unit	1,745	1,450	1,245*	1,100*	1,745	20				
5. Upper-story residential										

* The unattached side of a structure shall have a minimum size yard setback of 5 feet.

In calculating the maximum density allowed, a mix of dwelling types is allowable provided the minimum gross **square footage of all floors for lot area** ~~for~~ the aggregate number of units is not exceeded. For example, a ~~minimum lot area~~ **square footage of 5,570 square feet, for all floors**, would be required for a multifamily dwelling **housing consisting of** two 2-bedroom units, 2 one-bedroom units, and one 3-bedroom unit in the 2-R district ($2 \times 1,090 + 2 \times 970 + 1 \times 1,450 = 5,570$).

For a proposed subdivision of development existing as of June 23, 1981, these minimum are reduced to 600 square feet of lot area per unit, provided no additional dwelling units are created.

DRAFT

IV. Article B. (Zoning Districts), Sec. 8-3028(e)(2) (Victorian Planned Neighborhood Conservation District, Development Standards, Development Standards for Non-Dwelling Uses)

(2) Development standards for non-dwelling uses. Unless otherwise provided in this chapter, a non-dwelling use when permitted in a district shall comply with the development standards established by this schedule for the district in which located.

<i>District</i>	<i>Setback from Street Right-of-Way for Front Yard Purposes</i>	<i>Minimum Side Yard (feet)</i>	<i>Minimum Rear Yard (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Maximum Building Coverage (percent)</i>
1-R		5	35	40	60
2-R	The front yard setback shall be the average of the setback for adjoining developed properties. Where the adjoining properties are not developed, the front yard setback shall be the average setback for developed properties in the face for which a structure is proposed to be located. For corner lots with structures facing a north-south street, the minimum front yard setback shall be zero feet. (The MPC may adjust the above required setbacks so as to equal the established setbacks for the majority of the structures within the same block face.)	5	35	40	60
3-R		5	35	40	60
4-R		0	0	70	100
1-B		0*	0**	40	60
2-B		0*	0**	40	70
3-B		0*	0**	40	70

* Where abutting property is in a R district, 10 feet is required.

** No rear yard shall be required, except where adjoining yard is in a R district, then the rear yard shall be 20 feet and screened with a minimum of a solid six-foot brick fence or brick post and lapboard fence or other screening as may be approved by the metropolitan planning commission.*** Provided that: (1) No structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland, and (2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or eave.

V. Article B. (Zoning Districts), Sec. 8-3031(B)(1)(e), Planned District, Planned District Classification.

Sec. 8-3031. Planned district.

(B) Planned district classification.

- (1) The following properties shall comply with the provisions of section 8-3031:
 - (a) Any property that abuts a collector street or arterial as identified on the street classification map of the City of Savannah, section 8-3025(e).
 - (b) Any property shown on the City of Savannah zoning map as a planned district. A petition to rezone property to a planned district may be initiated by the property owner as a rezoning petition or by the MPC on its own motion or by the mayor and aldermen on their own motion.
 - (c) When an area is zoned to a planned district classification, the letter "P" shall be placed on the zoning map in front of the standard zoning classification for the area in question (e.g., an area zoned R-6 which is rezoned to a planned district classification shall be indicated as a P-R-6).
 - (d) Any property identified with the PUD (planned unit development) zoning classification, either as a prefix (e.g., PUD-M) or alone (e.g., PUD).
 - (e) **Any property seeking to rezone to the 4-R District within the boundaries of the Victorian P-N-C.**