

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE EAST BROAD MARKET LOFTS PLANNED UNIT DEVELOPMENT STANDARDS FOR SECTION 2.5.1 AND SECTION 2.5.2 AND TO AMEND PART 8, CHAPTER 3, ZONING PERTAINING TO THE CREATION OF ARTICLE S, EAST BROAD MARKET LOFTS PLANNED UNIT DEVELOPMENT; 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 enacted as follows:

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 Text to be repealed shown in red, bold, and strikethrough.

ENACT

Article S. East Broad Market Lofts Planned Unit Development.

Sec. 8-3390. Purpose

The purpose of the East Broad Market Lofts Planned Unit Development (PUD) is to provide a process to permit a unique planned unit development which would otherwise not be allowed. The standards and procedures of this district are intended to promote flexibility in design, allow a diverse yet integrated arrangement of uses, and provide the Mayor and Aldermen with the absolute authority to establish such limitations and regulations as it deems necessary to protect the health, safety, and general welfare of the area.

The written descriptions and data contained herein and the Master Plan (Exhibit A) comprise the East Broad Market Lofts Planned Unit Development.

Sec. 8-3391. Control

The applicants for the PUD are **Savannah Core, LLC, GIKI, LLC and GKI, LLC (collectively referred to as the Master Developer)** and they are the owners of the parcels **within the PUD affected by this Ordinance**~~the Master Developer, East Broad Market, LLC.~~

The Master Developer shall be responsible for the execution of the approved plan and for seeing that the outcome of development is consistent with the principles of the PUD Master Plan. The Master Developer may assign or transfer responsibility only with the approval of the Metropolitan Planning Commission and the submittal of such documentation as may be necessary to ensure execution of the approved plan.

Sec. 8-3392. Planning

Each parcel of land as identified in the Master Plan has a land use classification which is referred

to herein as its district. The identification of and the development standards for each district are contained within this document.

As each phase of development is proposed, the Master Developer shall submit a General Development Plan to the City of Savannah for review to ensure conformance with the regulations of this document and all other applicable codes and ordinances of the City of Savannah. As part of this General Development Plan for future development shall be the review of the following: design, facade, all exterior elevations including specifications of building material; a site plan showing the proposed layout, landscape and hardscape for each structure; and identification of all parking intended or required by the permitted uses herein, including a detailed landscape design for said parking.

Sec. 8-3393. Variances.

Because the general development standards contained herein are the governing documents for the East Broad Market Lofts, requests for variances from the Savannah Zoning Board of Appeals shall be limited only to those standards not specifically mentioned or referenced in the PUD document. This prohibition shall not preclude modifications to the plan as may be approved in accordance with the provisions of **Sec. 8-3394**.

Sec. 8-3394. Modifications

In certain circumstances, or in cases of unforeseen conditions, modifications to the PUD standards or Master Plan may be permitted. Modifications shall be classified as either minor or major in accordance with the criteria of **Sec. 8-3394(1)** and/or **Sec. 8-3394(2)**.

(1) Minor Modifications

Minor modifications, which can be approved by the MPC Executive Director, to district development standards can be allowed in certain circumstances. Minor modifications shall be limited to:

- (a) District Development Standards. Any modification not to exceed ~~10~~15 percent of the requirement.
- (b) Buffers. Any modification not to exceed 10 percent of the requirement.

(2) Major Modifications

Major modifications shall require approval by the Mayor and Aldermen. The Metropolitan Planning Commission shall make a recommendation to the Mayor and Aldermen. Major modification criteria include the following:

- (a) A change in the approved land use classification.
- (b) A change that would introduce a use not previously approved.
- (c) A change that would require an amendment to the PUD conditions approved by the Mayor and Aldermen.
- (d) A change to the required parking standards.
- (e) Modification of development standards greater than ~~fifteen~~ten percent.

Sec. 8-3395. Administration and Enforcement

Enforcement of all PUD documents shall be as described in the Savannah Zoning Ordinance.

Sec. 8-3396. Districts

The following districts have been established:

- (1) MF (Multi-family Residential), and
- (2) MU (Mixed Use).

Within the MU classification, there are two MU Districts, labelled herein and on the attached Master Plan Map as “MU-1” and “MU-2”.

Each district corresponds to a land use classification, which encompasses specified parcels of land as shown on the approved Master Plan. Each of the districts also has design standards established within this document.

Sec. 8-3397. Measurement of Standards

Area measurements shall be measured in gross square feet. Setbacks shall be measured from the property line except where otherwise identified herein. Density shall be allowed as stated herein.

Sec. 8-3398. Permitted Uses

Only the following uses shall be allowed within the designated districts:

- (1) MF – Multi-family residential (3 or more units).
- (2) MU – ~~Upper story residential (ground floor residential is not allowed)~~ Residential; artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals; neighborhood and general retail; and veterinarian clinic (excluding dog runs).
- (3) Home Occupations – Home occupations shall be allowed subject to the rules and regulations found in the Savannah Zoning Ordinance.
- (4) Accessory Dwellings and Buildings
 - (a) No accessory dwellings are permitted.
 - (b) Accessory buildings used for storage shall not be permitted within a required front yard setback but may be permitted in side or rear yards provided that said structures shall meet the minimum setbacks as described in **Sec. 8-3400(1)** and **Sec. 8-3400(2)**.
 - (c) Accessory structures shall be no greater than ten feet in height and shall be constructed of a like or similar material as the principal use building.

(5) Parking as a principal use and/or accessory use as required parking for the permitted uses.

Sec. 8-3399. Prohibited Uses

Uses not specifically mentioned shall be prohibited.

Sec. 8-3400 Development Standards

The development standards for each district shall be as designated.

(1) MF (Multi-family Residential)

- (a) Density – A maximum of 36 dwelling units shall be allowed.
- (b) Building Footprint – A maximum building footprint of 10,000 square feet shall be allowed.
- (c) Building Coverage – A maximum of 75 percent building coverage shall be allowed.
- (d) Height – A maximum building height of 45 feet shall be allowed.
- (e) Setbacks – 5 foot front; 10 foot rear; 5 foot sides.

(2) MU (Mixed Use)

- (a) Density –
 - i. MU-1 – A total of one single family dwelling unit shall be allowed. ~~ten upper story units shall be allowed within the two mixed use areas. The units may be dispersed throughout at the discretion of the master developer. No ground floor units shall be allowed in the mixed use areas.~~
 - ii. MU-2 – A maximum of 36 dwelling units shall be allowed and ground floor dwelling units are permitted.
- (b) Building Coverage – A maximum of 75 percent building coverage shall be allowed.
- (c) Height – A maximum building height of 45 feet shall be allowed.
- (d) Setbacks – 5 foot front; 10 foot rear; 5 foot sides.
- (e) Unless otherwise specified, MU uses shall also be governed by the appropriate commercial use standards listed in **Article K, Sec. 8-3219** of the Savannah Zoning Ordinance.

Sec. 8-3401. General Development Guidelines

(1) General

The standards that follow shall apply to all development within the East Broad Market Lofts PUD. The standards are meant to supplement the City of Savannah Code of Ordinances. If the PUD document is silent regarding a development standard, the regulations of the Savannah Zoning Ordinance shall apply.

(2) Subdivision Plats and Site Plans

All land subdivisions or recombinations shall comply with the City of Savannah Subdivision Ordinance Regulations unless otherwise identified in this document. Site development plans for each use or uses shall be subject to review and approval by the Metropolitan Planning Commission and all applicable city departments.

(3) Green Space

The East Broad Market Lofts PUD, in its entirety, shall have not less than 20 percent of its gross area set aside for green space. Green space is defined as parks, play areas, plazas,

tree lawns, buffers and other outdoor areas not covered with habitable buildings or pavement. Street and parking pavement is not considered green space.

(4) Setbacks and Buffers

Building setbacks have been previously identified in **Sec. 8-3400(1) and Sec. 8-3400(2)**. Buffers shall be provided as required in the Savannah Zoning Ordinance. A Type A buffer shall be established where one-family detached residential property is adjoined by multi-family residential development. A Type C buffer is required where one-family detached residential property is adjoined by convenience or general retail activity. A Type G buffer is required where a parking lot adjoins other properties or where a parking lot abuts a public or private road right-of-way.

(5) Service and Loading Areas

If either the mixed use component or the multi-family component include refuse stations, loading areas or truck delivery zones, these shall be located so as to minimize visibility from public rights-of-way. All exterior trash compactors and receptacles shall be screened by a masonry wall, and shall be gated and landscaped. Gates shall be latched so as to remain closed between servicing.

(6) Utilities

Utilities, including but not limited to potable water, storm sewer, sanitary sewage, irrigation, cable television, telephone, broadband transmission, power, and gas shall be located underground. Above ground boxes including relays, valves, substations, and pedestals shall be appropriately fenced, landscaped or otherwise screened from outside view.

(7) Lighting

Lighting standards shall comply with regulations of the City of Savannah Zoning Ordinance.

(8) Pedestrian Walks

Each development within the East Broad Market Lofts PUD shall be linked by a network of paved pedestrian walks. Where possible, walks shall be placed against the inside edge of the road right-of-way, leaving a tree planting strip between the walk and the edge of the curb. At roadway intersections, the pavement shall be textured and/or patterned in such a way to be obvious that the crossing is part of the pedestrian walkway system.

(9) Parking

(a) Standards

Parking standards of the City of Savannah shall apply except as otherwise described herein.

(b) Locations

No parking area or parking structure shall be allowed in any required front yard setback, [except for 535 E 39th St \(PIN: 2-0075 -05-011\)](#).

(c) Requirements

The following minimum space requirements shall be met on-site, provided that some or all of the required off-street parking spaces may be waived by the City of Savannah Zoning Administrator under Sec. 8-3401(9)(d) below ~~where publicly controlled off-street parking is located within a 600-foot walking distance along public walkways from the main entrance of the proposed use and adequate parking spaces are available within the publicly controlled parking area to accommodate the proposed use.~~

- (i) Residential Use – A minimum of one parking space per unit shall be provided.
- (ii) Non-residential Use – Parking shall be provided in accordance with the following:
 - (1) ~~Retail—One parking space shall be provided for each 400 square feet of gross floor area or portion thereof.~~ Nonresidential use less than 2,500 square feet. No minimum space requirement. Maximum requirement of one space per 500 square feet of gross floor area if located on-site.
 - (2) Nonresidential use 2,500 square feet or more. Minimum one space per 1,000 square feet of gross floor area. Maximum one space per 500 square feet of gross floor area if located on-site. ~~Office—One parking space shall be provided for each 400 square feet of gross floor area or portion thereof.~~
 - (3) ~~Restaurants—One parking space shall be provided for every six (6) seats or portion thereof.~~

The number of parking spaces required for buildings with both residential and non-residential uses shall be determined by calculating the need for each use separately and summing the total.

(d) Credit for On-Street Spaces

(i) Credit toward required off-street parking shall be allowed for abutting spaces along the street adjacent to the subject property as approved by the City of Savannah Zoning Administrator upon recommendation from the City Engineer and City Traffic Engineer.

(ii) Some or all of the required off-street parking spaces may be waived by the Zoning Administrator where publicly-controlled off-street parking is located within a 600-foot walking distance along public walkways from the main entrance of the proposed use and adequate parking spaces are available within the publicly-controlled parking area to accommodate the anticipated use.

(e) 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 any vehicles parked there. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.

(10) Signage

Signage standards shall comply with regulations of the B-N zoning classification as described in the City of Savannah Zoning Ordinance except as otherwise described herein.

(a) Retail/Service Identification Signs

Each retail/service establishment located on the ground floor shall be allowed a maximum of 30 square feet of fascia signage per street frontage. No free standing identification signage is permitted.

(b) Tenant Signs

In the mixed use areas, some buildings may contain multiple tenants. These buildings shall be permitted a wall mounted directory sign or plaque at its entrance identifying the tenant and tenant floor, address or suite number. Only one identity line per tenant is permitted. The maximum sign height shall be 12 inches and the maximum sign area shall be limited to three (3) square feet.

Sec. 8-3402. Definitions

Definitions shall be referenced in the City of Savannah Zoning Ordinance.

Exhibit A



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

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

ADOPTED AND APPROVED: _____, 2018.

MAYOR

ATTEST:

CLERK OF COUNCIL

FILE NO.: 18-000957-ZA