

AN ORDINANCE
TO BE ENTITLED

**AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING
PERTAINING TO ARTICLE A, GENERALLY, AND ARTICLE B,
ZONING DISTRICTS OF THE CODE OF THE CITY OF
SAVANNAH, GEORGIA (2003); TO REPEAL ALL
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:

Article A, Section 8-3002 (Definitions)

Convenience Store. A retail establishment of up to 5,000 square feet of floor area that primarily sells food products, beverages, candy, tobacco items, newspapers and magazines, limited personal, household and car care items, and that may include limited on-site food preparation.

Package alcohol sales. A retail establishment selling unbroken original containers of alcoholic beverages for consumption other than on the licensed premises. This definition shall expressly include convenience stores, grocery stores, drug stores, *package stores*, and other similar retail outlets that sell alcohol for off-site consumption.

Package Store. A retail establishment primarily engaged in the licensed sales of unbroken original containers of alcoholic beverages, including liquor sales, for off-premise consumption. This term does not include a wine specialty shop or the accessory sales of beer and wine.

Article B. Section 8-3025. Regulations as to uses.

(a) Provisions regarding uses in C districts and R districts.

Index for Conservation ("C") and Residential ("R") Districts Use Schedule	
Uses	Use No.
Cocktail lounges, nightclubs, taverns and package stores	66a
Package alcohol sales of beer and wine when accessory to other principal retail uses	66b
Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities (Not including convenience stores)	67
Convenience store	67a

Conservation (“C”) and Residential (“R”) Use Schedule

<i>List of Uses</i>	<i>A-I</i>	<i>C-A</i>	<i>C-M</i>	<i>C-R</i>	<i>R20</i>	<i>R10</i>	<i>R-6</i>	<i>R6A</i>	<i>R6B</i>	<i>R6C</i>	<i>R-4</i>	<i>RM</i>	<i>RIP</i>	<i>RIPA</i>	<i>RIPAI</i>	<i>RIPB</i>	<i>RIP-BI</i>	<i>RIPC</i>	<i>RIPD</i>	<i>IP</i>	<i>RMH</i>	<i>RMH-I</i>	<i>R-D</i>
(66a) Cocktail lounges, nightclubs, taverns and package stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
(66b) Package alcohol sales of beer and wine when accessory to other principal retail uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-
(67) Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities (Not including convenience stores)	-	-	-	-	-	-	-	-	-	-	-	-	-	B	-	X	X	X	B	X	-	-	B
	<p>a. Provided such use occupies not more than 2,400 square feet of building floor space, excluding storage; and</p> <p>b. Provided only one principal use sign shall be permitted. Such sign shall meet the requirements of section 8-3025, use no. 55, "Sign, Principal Use," and section 8-3111;</p> <p>c. Provided such use is located on a collector street or greater.</p>																						
(67a) Convenience store	-	-	-	-	-	-	-	-	-	-	-	-	-	B	-	X	X	X	B	X	-	-	B
	<p>Provided the following criteria are met:</p> <p>a. Such use shall be located on a street classified as an arterial or collector.</p> <p>b. If such use is located on a street classified as a collector:</p> <ol style="list-style-type: none"> It shall be 500 yards from the same use measured by a straight line from the nearest point on the property line of the use to the nearest point of the same use; and It shall close from 10:00 p.m. to 5:00 a.m. Where the property abuts or is adjacent to the intersection of a collector and arterial street, these conditions shall not apply. 																						

<i>List of Uses</i>	<i>A-I</i>	<i>C-A</i>	<i>C-M</i>	<i>C-R</i>	<i>R20</i>	<i>R10</i>	<i>R-6</i>	<i>R6A</i>	<i>R6B</i>	<i>R6C</i>	<i>R-4</i>	<i>RM</i>	<i>RIP</i>	<i>RIPA</i>	<i>RIPAI</i>	<i>RIPB</i>	<i>RIP-B1</i>	<i>RIPC</i>	<i>RIPD</i>	<i>IP</i>	<i>RMH</i>	<i>RMH-1</i>	<i>R-D</i>
	<p>c. Provided that within RIP-B1 districts, gasoline sales may be permitted as a secondary use subject to the following provisions:</p> <ol style="list-style-type: none"> 1. The number of gasoline pump hoses shall be limited to three. 2. Gasoline pumps shall be located so as not to interfere with the free flow of traffic within a parking lot, as determined by the traffic engineer. 3. Curb cuts shall be designed to serve the principal use and not the sale of gasoline. The presence of gas pumps shall not justify additional curb cuts. 4. There shall be no exterior display or advertisement of automotive products other than the sale of gasoline. 5. Only one sign shall be allowed to identify the sale of gasoline. Such sign shall not be larger than 16 square feet, nonflashing, and a maximum height of 20 feet. 6. All gasoline pumps shall set back at least 12 feet beyond the required front yard setback. 7. There shall be no vehicle repair in conjunction with the use. 																						

Sec. 8-3025(b) Provisions regarding uses in B districts and I districts.

Index for Business (“B”) and Industrial (“I”) Districts Use Schedule	
List of Uses	Use No.
Food stores and drugstores Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature. (Not including convenience stores)	32
Package alcohol sales of beer and wine when incidental to other principal retail use. (Not including convenience stores)	32a
Convenience store with or without package alcohol sales of beer and wine	32b
Package store (beer, wine, and liquor)	48c

Business (“B”) and Industrial (“I”) Use Schedule

<i>List of Uses</i>	<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>R-BC-1</i>	<i>O-I</i>
(32) Food stores and drugstores Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature. (Not including convenience stores)	X	X	X	X	X	X	X	X	X	X	X	X	-	-	-	X	X	-
(32a) Package alcohol sales of beer and wine when accessory to other principal retail use. (Not including convenience stores)	X	-	X	X	-	X	X	X	X	X	X	X	-	-	-	X	-	-

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
(32b) Convenience store with or without package alcohol sales of beer and wine	B	-	X	B	-	X	X	X	-	-	X	X	-	X	-	-	-	-
	<p>Provided the following criteria are met:</p> <p>a. Such use shall be located on a street classified as an arterial or collector.</p> <p>b. If such use is located on a street classified as a collector:</p> <ol style="list-style-type: none"> 1. It shall be 500 yards from the same use measured by a straight line from the nearest point on the property line of the use to the nearest point of the same use; and 2. It shall close from 10:00 p.m. to 5:00 a.m. 3. Where the property abuts or is adjacent to the intersection of a collector and arterial street, these conditions shall not apply. 																	
(48c) Package store (beer, wine, and liquor)	B	-	X	B	-	X	X	X	-	-	X	X	-	X	-	-	-	-

SECTION 2: That the requirements of Section 8-3182(f) 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 4th day of June, 2019, a copy of said notice being attached hereto and made part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall become effective when signed by the Mayor.

SECTION 5: Should any section or provision of this ordinance be declared by a court of competent jurisdiction to 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.

ADOPTED AND APPROVED: _____, 2019

Eddie W. DeLoach, Mayor

Mark Massey, Clerk of Council