

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING PERTAINING TO THE AMENDMENT OF ARTICLE Q, CONSERVATION OVERLAY DISTRICT TO REGULATE THE DEMOLITION OF HISTORIC BUILDINGS AND LOT RECOMBINATIONS WITHIN CERTAIN AREAS OF THE CITY; 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 Article 7.0, Section 7.15 Conservation Overlay District of the Code of the City of Savannah, Georgia hereinafter referenced as "Code," be enacted as follows:

ENACT

Sec. 7.15 Conservation Overlay District

7.15.1 Purpose

The purpose and intent of the Conservation Overlay District (CD) is to preserve the character of Savannah's older and historic neighborhoods which lack the protection of a local historic district overlay. The CD establishes a public process and standards to evaluate demolition of contributing buildings in order to ensure historic buildings are preserved and the character of the district is maintained.

7.15.1 Relationship to Zoning Districts

In addition to the requirements of this Section, existing and proposed uses within an "CD" Overlay District shall also comply with the requirements of the base zoning district designated on the official zoning map for the City of Savannah.

7.13.3 Applicability

- a. A Conservation District ("CD) is identified on the official zoning map as "CD" followed by a designated number (e.g., CD-1). The numerical designation identifies the geographic location of the overlay district. "CD" districts include:

- i. CD-I District

This boundary includes portions of the Ardsley Park-Chatham Crescent neighborhood and the boundaries are shown on Figure 7.15-1.

- ii. CD-2 District

This district includes portions of the Ardmore and Chatham Terrace neighborhoods and the boundaries are shown on Figure 7.15-2.

iii. CD-3 District

This district includes Daffin Park and portions of the Parkside neighborhood and the boundaries are shown on Figure 7.15-3.

iv. **CD-4 District**

**This district includes the Historic Carver Village neighborhood and the Flatman Village neighborhood and boundaries are shown on Figure 7.15-4.**

b. Any neighborhood or portion of a neighborhood is eligible for the Conversation Overlay District provided that:

- i. The majority of buildings within the proposed district are 50 years old or older; and
- ii. The neighborhood association, or organization representing the majority of property owners, supports the designation.

7.15.4 Review Process

a. Staff Review

All requests for demolition of any building within a Conservation District shall be reviewed by the City of Savannah's Historic Preservation Officer prior to the issuance of a demolition permit. For the purposes of this section, demolition shall include the removal of 50% or more of a building. The Preservation Officer shall determine if a building is eligible for contributing status. If a building is determined to be eligible for contributing status, the application for demolition shall be referred to the Historic Preservation Commission for review.

b. Board Review

All requests for demolition of any contributing building or building eligible to be contributing shall be reviewed and acted upon by the Historic Preservation Commission prior to the issuance of a demolition permit.

All Board Reviews shall be posted a minimum of 15 days in advance of the public hearing.

**7.15.5 Public Notice**

All Board Reviews shall be posted a minimum of 15 days in advance of the public hearing.

**7.15.6 Time Limitation**

Approval for demolition is valid for one year from the approval date. If demolition has not been completed in one year, one one-year extension may be granted, provided that the original approval has not expired.

**7.15.7 Criteria for Contributing Status**

A building must meet one or more of the following criteria to be considered a contributing building within a "CD" district:

- a. The building is identified as contributing on the National Register Historic District or Property map;
- b. The building is at least 50 years old; possesses integrity of location, design, setting, materials, workmanship, feeling, and association; and:
  - i. Is associated with events that have made a significant contribution to the broad patterns of our history; or
  - ii. Is associated with the lives of significant persons in our past; or
  - iii. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
  - iv. Has yielded or may be likely to yield, information important in history or prehistory; or
  - v. The building has achieved significance within the past 50 years if it is of 'exceptional importance' as defined by the National Park Service.

#### **7.15.8 Criteria for Demolition**

Approval for demolition of a contributing building shall only be issued by the Historic Preservation Commission when one of the following conditions has been established by clear and convincing evidence pursuant to the criteria established herein:

- a. The demolition is required to alleviate a threat to public health or public safety;
- b. The demolition is required to avoid exceptional practical difficulty or undue hardship upon any owner of any specific property. If the difficulty or hardship claimed is economic, the applicant shall be required to submit sufficient evidence to demonstrate that the application of the standards and regulations of this section deprives the applicant of a positive economic use or return on the subject property.

#### **7.15.9 Additional Stipulations**

In the approval of demolition, the Historic Preservation Commission may impose such reasonable and additional stipulations as will best fulfill the purpose of this ordinance, such as documentation of the building.

**Within the Historic Carver Village - Flatman Village Conservation District, the recombination of lots shall be prohibited.**

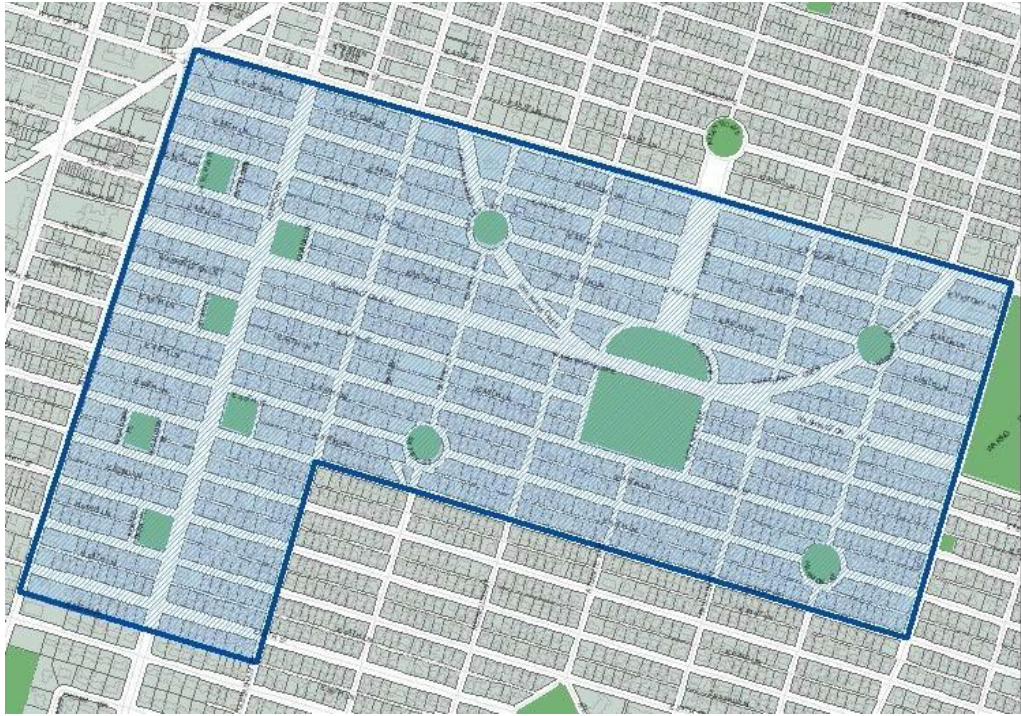


Figure 7.15-1: Ardsley Park-Chatham Crescent Conservation District (CD-1)



Figure 7.15-2: Ardmore Conservation District (CD-2)





Figure 7.15-3: Daffin Park and Parkside Conservation District (CD-3)



**Figure 7.15-4 Historic Carver Village and Flatman Village Conservation District (CD-4)**

SECTION 2: That the requirements of Section 8-3182(f)(2) of said Code and the law in such cases made and provided has been satisfied. 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 8th day of February 2020, 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: \_\_\_\_\_, 2020.

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Van Johnson, II  
Mayor

ATTEST:

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Mark Massey,  
Clerk of Council