

AN ORDINANCE
TO BE ENTITLED

AN ORDINANCE TO AMEND ARTICLE 8.0 USE STANDARDS, ARTICLE 11.0 NONCONFORMITIES, AND ARTICLE 13.0 ABBREVIATIONS AND DEFINITIONS, OF CHAPTER 3, ZONING, OF PART 8, PLANNING AND REGULATION OF DEVELOPMENT, OF DIVISION II OF THE CODE OF THE CITY OF SAVANNAH, GEORGIA; TO PROVIDE FOR EFFECTIVE DATES; 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 the lawful authority thereof:

SECTION 1: That Section 8.7.4 Accessory Dwelling Units (not including Caretaker's Dwelling Units), of Section 8.7 Accessory Structures and Uses, of Article 8, Use Standards, of Chapter 3, Zoning, of Part 8, Planning and Regulation of Development, of the Code of the City of Savannah, Georgia be amended by adding the following subsections:

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 Text to be repealed shown in strikethrough.

8.7.4 Accessory Dwelling Units (not including Caretaker's Dwelling Unit)

e. Architectural Style

- i.** Such use shall be designed **and constructed** in a similar architectural style as the principal dwelling **to include building materials as well as roof and window configurations.** If the site is located within an overlay district, the standards of the overlay district shall apply.
- ii.** **The height of the principal dwelling shall not be exceeded by any accessory dwelling unit.**

f. Owner Occupancy Required

Prior to the issuance of a building permit for construction of an accessory dwelling, an applicant shall provide proof of homestead exemption status that establishes ownership and residence on the property unless building permits for both units are being applied for together. In such case, an affidavit must be submitted stating the property owner intends to reside on the property in either the principal residence or the accessory dwelling unit. In addition, all applicants must submit proof of a signed affidavit, which has been recorded in the real property records of Chatham County, stating that the property will be used as the primary residence and will not be sold separately.

g. Parking and Access

h. Water and Wastewater Services, Electrical Meter

SECTION 2: That Section 11.5 Nonconforming Lots, of Article 11, Nonconformities, of Chapter 3, Zoning, of Part 8, Planning and Regulation of Development, of the Code of the City of Savannah, Georgia be amended by adding the following subsections:

11.5.5 Additional Requirement

Any nonconforming lot as outlined in this section shall be required to comply with the approved subdivision plat approval process as outlined in the Subdivision Ordinance.

SECTION 3: That Section 13.2 Defined Terms, General, of Article 13, Abbreviations and Definitions, of Chapter 3, Zoning, of Part 8, Planning and Regulation of Development, of the Code of the City of Savannah, Georgia be amended by adding the following subsections:

Accessory Dwelling Unit: A structure used as an individual residential unit located on the same lot as the principal dwelling **that is subordinate to the principal structure.**

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby are repealed.

SECTION 5: That the requirements of Section 3.2 of the Zoning Ordinance 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 9th day of September 2020, a copy of said notice being attached hereto and made a part hereof.

SECTION 6: The foregoing shall become effective when the Mayor affixes his signature below.

ADOPTED AND APPROVED: September 24, 2020

Van R. Johnson II, Mayor

Mark Massey, Clerk of Council

AFFIDAVIT OF PUBLICATION
SAVANNAH MORNING NEWS



STATE OF GEORGIA,
COUNTY OF CHATHAM

Personally appeared before me, Alaina Fincher, to me known who being sworn, deposes and says:
That he/she is the authorized agent of GateHouse Media, Georgia Holdings, Inc., d. b. a. Savannah
Morning News in Chatham County, Georgia;

That he/she is authorized to make affidavits of publication on behalf of said company; That said
newspaper is of general circulation in said county and in the area adjacent thereto; That said
newspaper is the legal organ for publication in Chatham County, Georgia; That he/she has reviewed
the regular editions of the Savannah Morning News, published:

Sept 9, 2020 _____, 2020

_____, 2020 _____, 2020

And finds that the following advertisement to wit:

20-266

appeared in each of said editions.

Sworn to and subscribed before me;

Al Fincher
(Deponent)

This 11 day of Sept, 2020

Eugene J. Cronk
Notary Public; Chatham County, GA.

EUGENE J CRONK
Notary Public, Chatham County, Georgia
My Commission Expires January 24, 2022

PUBLIC NOTICE

Notice is hereby given that The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public hearing regarding text amendments to the Zoning Ordinance on Thursday, September 24, 2020, at 6:30 p.m. at the Savannah City Hall located at 2 East Bay St, Savannah, GA.

1. Petition of Bridget Lidy on behalf of the Mayor and Aldermen to amend Sections 8.7.4 Accessory Dwelling Units and 11.5 Nonconforming Lots of the Zoning Code (File No. 20-003831-ZA).

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may submit evidence including written comments to ClerkofCouncil@savannahga.gov or by calling 912-651-6441. Please reference the file number located on this notice. Written comments become public record and are shared with the Mayor and Aldermen prior to the Council meeting. The City of Savannah will also have an opportunity for citizens to register to speak during the Live meeting on Zoning Hearing Agenda Items on Thursday, September 24, at 6:30 p.m. To register, please go to the City's website at <http://ga-savannah2.civicplus.com/457/Agendas-Minutes>

Meeting Confirmation: The petitioner may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda prior to the City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice. Please call the Clerk of Council's Office at 912-651-6441 for confirmation.

Materials Available for Public Information: Information about these items and related materials may be reviewed on the City's website at <http://ga-savannah2.civicplus.com/457/Agendas-Minutes> prior to the meeting.

If you have any questions, please contact 912-429-3364 or planning@savannahga.gov.

Public viewing of the City Council Meeting:
SGTV Comcast Channel 8
Stream live-City of Savannah YouTube Page
(www.youtube.com/user/cityofsavannah)
City of Savannah Facebook page (www.facebook.com/cityofsavannah/)

Invoice Description: 20-266-101-0115-51220