

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND THE CITY OF SAVANNAH ZONING ORDINANCE, 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 is shown in blue, bold, and underlined. Text to be repealed is shown in red, bold, and strikethrough.

Article 1.0 General Provisions

Sec. 1.1 Generally

1.1.11 Effective Date

The Effective Date of this Ordinance is September 1, 2019.

However, between September 1, 2019 and February 28, 2020, a developer shall have the option to elect that their development be governed by this Ordinance or the previous ordinances in effect immediately before the Effective Date of this Ordinance. The zoning district of the developer's property shall be the district of the Comprehensive Zoning Ordinance for the City of Savannah as it existed at midnight between August 31 and September 1, 2019. For purposes of this option provision, the Comprehensive Zoning Ordinance for the City of Savannah is hereby adopted and made part of this Ordinance. To qualify for this election, a developer shall submit a complete application as provided in Section 3.1.5 for their development at the time of election and no later than February 28, 2020. The second paragraph of Section 1.4.4.f. shall be applicable.

Sec. 1.6 Zoning of Property Relating to New Service Delivery

All property annexed into the City boundaries may by adoption by the Mayor and Aldermen retain and be incorporated into the City's zoning ordinance and official zoning map under the County's zoning district applicable to the property at the time of annexation. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. The County's zoning restrictions applicable to the said zoning district shall be incorporated into this ordinance and applied to the annexed property. In such case the suffix "CO" (for County) shall be added to the zoning district to show that the County's zoning district shall apply to the annexed property. All other provisions of this ordinance shall apply to the annexed property. Such use of the annexed property under the County's zoning district shall not be deemed nonconforming as that term is used in this ordinance but may be considered after annexation for an amendment to rezone the subject property to a zoning district in conformity with this zoning ordinance.

Article 2.0 Review Bodies and Administrators

Sec. 2.3 Planning Commission

2.3.2 Powers and Duties

b. Review Authority

With respect to this Ordinance and specifically for the City of Savannah, the Planning Commission shall review and make recommendations to the Mayor and Aldermen regarding:

- i. Comprehensive Plan amendments;
- ii. All zoning text amendments with the exception of text amendments to the articles and sections listed below. Such text amendments **shall** may be reviewed by the Historic Preservation Commission or the Savannah Downtown Historic Board of Review as provided in Sec. 2.5 and 2.6, respectively.
 - (1) Sec. 2.5, Historic Preservation Commission;
 - (2) Sec. 2.6, Savannah Downtown Historic District Board of Review;
 - (3) Sec. 3.16, Local Historic District Designation, including the creation of any local historic district height map or local historic district contributing resources map, or any amendments to such maps;
 - (4) Sec. 3.17, Local Historic Property Designation;
 - (5) Sec. 3.18, Certificate of Appropriateness for Local Historic Districts and Local Historic Properties;
 - (6) Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District;
 - (7) Sec. 3.20, Proactive Preservation;
 - (8) Sec. 7.7, Historic Property Overlay District; and
 - (9) Any historic overlay district provided in Article 7.0, Overlay Districts.

Sec. 2.5 Historic Preservation Commission

2.5.2 Powers and Duties

b. Review Authority

With respect to this Ordinance, the Historic Preservation Commission **shall** may review and make recommendations to the Mayor and Aldermen regarding:

- i. Any application for a text amendment to the following articles or sections of this Ordinance:
 - (1) Sec. 2.5, Historic Preservation Commission;
 - (2) Sec. 3.16, Local Historic District Designation;
 - (3) Sec. 3.17, Local Historic Property Designation;
 - (4) Sec. 3.18, Certificate of Appropriateness for Local Historic Properties and Local Historic Districts;
 - (5) Sec. 3.20, Proactive Preservation;
 - (6) Sec. 7.7, Historic Property Overlay District; and,
 - (7) Any historic overlay district identified in Article 7.0, Overlay Districts, with the exception of Sec. 7.8, Savannah Downtown Historic Overlay District.

Sec. 2.6 Savannah Downtown Historic District Board of Review

2.6.2 Powers and Duties

b. Review Authority

With respect to this Ordinance, the Historic Board of Review ~~shall~~ may review and make recommendations to the Mayor and Aldermen regarding:

- i.** Amendments to Sec. 2.6, Savannah Downtown Historic Board of Review;
- ii.** Amendments to Sec. 7.8, Savannah Downtown Historic Overlay District, including text amendments, amendments to the contributing resources and height maps, and boundary adjustments to the district;
- iii.** Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District ~~Amendments to the contributing resources map~~; and
- iv.** Sec. 3.20, Proactive Preservation ~~Amendments to the height map~~.

Sec. 2.7 Planning Director

2.7.2 Powers and Duties

c. Final Authority

With respect to this Ordinance and the Subdivision Ordinance, the Planning Director shall be responsible for final action regarding:

- i.** Certificates of Appropriateness for actions identified in Sec. 3.19.7; and
- ii.** Other duties as specified by this Ordinance.
- iii.** The following until such time that the Historic Preservation Commission is officially operating:
 - (1)** Certificates of Appropriateness for local historic districts and properties;
 - (2)** Special exceptions as identified in Sec. 3.12, Special Exceptions; and
 - (3)** Variances (as identified in Sec. 3.21, Variances).

Article 3.0 Application and Review Procedures

The purpose of this Article is to provide the procedures and general standards for review of development, development activity and other applications that are submitted to administrators or bodies the City of Savannah and/or the Metropolitan Planning Commission for review under this Ordinance.

Sec. 3.1 Purpose

3.1.12 Application Requirements

3.1.23 Pre-application Conference

3.1.34 Forms and Fees

3.1.45 Determination of Completeness

3.1.56 Application Deadline

3.1.67 Concurrent Applications

3.1.78 Application Withdrawals, Deferrals and Continuances

Sec. 3.2 Public Notice

3.2.2 Types of Public Notice

- a. ~~c.~~ Forms of notice required for public hearings may include mailed notice, published notice provided via a newspaper of general circulation and posted notice by signs as required by Table 3.2-1 below.
- b. Neighborhood meetings shall comply with the requirements as provided in Sec. 3.2.7.
- c. For applications that require a public hearing followed by a Governing Body decision, any required mailed, published or posted notice must be repeated for the public hearing held by the Governing Body unless otherwise specified by this Ordinance.

3.2.3 Content of Mailed and Published Notices

- a. Statutory Requirements
- b. ~~d.~~ Nature of Application
- c. Public Hearing Location, Time and Date
- d. Location of the Subject Property
- e. Property Identification Number
- f. Size of Subject Property
- g. Zoning Designations
- h. Materials Available for Public Information
- i. Submittal of Written Materials
- j. Public Comment Allowed

Sec. 3.5 Rezoning (Map Amendment)

3.5.6 Review by the Planning Commission

c. Planning Commission Recommendation

A recommendation shall be prepared and forwarded to the Mayor and Aldermen. The recommendation shall indicate if the proposed rezoning should be:

- i. Approved;
- ii. Approved with conditions;
- iii. Approved with an alternative zoning district;
- iv. ~~iii.~~ Continued to the next meeting or to a date certain; or
- v. ~~iv.~~ Denied.

3.5.7 Action by the Mayor and Aldermen

c. Action by the Mayor and Aldermen

Following the public hearing, the Mayor and Aldermen shall take one of the following actions:

- i. Approve;
- ii. Approve with conditions;
- iii. Approve an alternative zoning district;
- iv. ~~iii.~~ Continue to the next meeting or to a date certain;
- v. ~~iv.~~ Remand to the appropriate reviewing authority; or
- vi. ~~v.~~ Deny.

Sec. 3.7 Zoning Text Amendment

3.7.8 Limitations on Zoning Text Amendment Applications

If the Mayor and Aldermen deny an application for a zoning text amendment, the applicant shall not resubmit a zoning text amendment application for the same zoning text amendment for a period of 12 months from the date of the written decision by the Mayor and Aldermen.

Sec. 3.8 Development Plan Review

3.8.3 Review Authority for Development Plans

There are two review authorities for Development Plans with varying review and approval procedures. The authorities are provided below:

a. City of Savannah Development Plans (Minor)

i. Final Authority:

Development Plans that are reviewed and approved by the City Manager or his or her designee include the following:

- (1) ~~(a)~~ Temporary use permits (see Sec. 3.11, Temporary Use Permits);
- (2) ~~(b)~~ Accessory structures or uses as provided in Sec. 8.7 Accessory Structures and Uses as determined by the City Manager or his or her designee; or
- (3) ~~(c)~~ Development Plans that do not require Planning Commission level review described below. The Planning Director may participate in the City of Savannah Development Plan Review for such plans.

b. Planning Commission Development Plan Review (Major)

Development Plans that are reviewed and approved by the Planning Commission.

i. Review Authority:

The Planning Commission shall review the following Development Plans and make recommendations to the Mayor and Aldermen:

- (1) ~~(a)~~ Rezoning for a Planned Development District (see Sec. 3.6 Planned Developments); and
- (2) ~~(b)~~ Special use permits (see Sec. 3.10, Special Use Permits).

ii. Final Authority

The Planning Commission shall review and have the final authority to approve or deny the following Development Plans:

- (1) ~~(a)~~ Any special exception that requires a Development Plan (see Sec. 3.12, Special Exceptions);

- (2)** ~~(b)~~ Any use that requires a Development Plan as provided in Article 8.0, Use Standards;
- (3)** ~~(c)~~ Any variance requested for any Development Plan; or
- (4)** ~~(d)~~ Major subdivisions in accordance with the requirements of the Subdivision Regulation Ordinance, Savannah City Code, Part 8, Chapter 2.

3.8.2 Development Plan Review Procedures

- a. General Development Plan**
- b.** ~~a.~~ **Specific Development Plan**
- c. Group Development Plan**

3.8.3 Planning Commission Development Plan Review Process

- a. Pre-application Conference**
- b. Application Requirements**
- c. Public Notice**
- d.** ~~e.~~ The Planning Commission shall approve the Development Plan upon a finding that the use is permitted and the Plan conforms to all development standards as provided in Sec. 3.8.4.

3.8.4 Development Plan Revisions

~~a.~~ Development Plans requiring revisions shall be returned to the approving authority within a time frame agreed upon by said authority. If the revisions are not submitted within the established time frame, the Development Plan shall be considered withdrawn unless a time extension is granted by the authority.

Sec. 3.16 Local Historic District Designation

3.16.4 Criteria for Designation

b. Classification of Resources and Criteria for Resource Designation

All resources within the District shall be classified and designated on the District's "Historic District Contributing Resources Map." All resources shall be identified as contributing or non-contributing as follows:

- i. Contributing.** All resources identified on the "Historic District Contributing Resources Map" having historic significance shall be considered "contributing" and worthy of preservation and shall be classified as "historic" for purposes hereunder.
- ii. Period of Significance.** Contributing buildings include those within the current Period of Significance, possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one or more of the following criteria:
 - (1)** Are associated with events that have made a significant contribution to the broad patterns of our history; or
 - (2)** Are associated with the lives of significant persons in our past; or
 - (3)** Embody 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
 - (4)** Have yielded, or may be likely to yield, information important in history or prehistory.
- iii. Exceptional Importance.** Contributing buildings include a select group of exceptional resources constructed outside the district's

Period of Significance. These resources possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one or more of the above criteria.

- iv. ii. Non-Contributing.** New construction and all resources identified as non-contributing on the “Historic District Contributing Resources Map” are classified as “non-historic” for zoning purposes hereunder.

Sec. 3.18 Certificate of Appropriateness for Local Historic Districts and Local Historic Properties

3.18.7 Review by the Historic Preservation Commission

a. Review Responsibility

- iii.** Final action by the Historic Preservation Commission shall be made within ~~45~~ **30** days of receipt of a complete application as required by O.C.G.A. §44-10-21, or as amended.

Commentary: Because O.C.G.A. §44-10-21 (“Georgia Historic Preservation Act”) requires that an application for a Certificate of Appropriateness be approved or denied within 45 days of a completed application, a continuance is possible only at the request of the applicant, or if the applicant is in agreement with a continuance proposed by the Historic Preservation Commission.

3.18.8 Criteria for Relocation or Demolition

a. Evaluation Required

Any non-contributing resource must first be evaluated and considered for contributing status prior to issuance of a Certificate of Appropriateness for relocation or demolition (See Sec. 3.16.4.b.). Should the resource meet the criteria for contributing status, the criteria for relocating or demolishing a contributing resource (Sec. 3.18.8. ~~c~~ **b**.) shall apply.

Sec. 3.19 Certificate of Appropriateness for the Savannah Downtown Historic District

3.19.8 Review by the Historic Board of Review

a. Review Responsibility

- iv.** Final action by the Historic Board of Review shall be made within ~~45~~ **30** days of receipt of a complete application.

Sec. 3.21 Variances

3.21.8 Limitations on Power to Grant Variances

a. Use and Use Condition(s) Variance Prohibited

- ii.** A variance shall not be granted which would vary any use condition ~~but may grant~~ **except for** a variance for dimensional or **measurable** developmental requirements and to time limitations applicable to the **property use**.

b. Density Variance Prohibited

A variance shall not be granted to permit a **density lot area per unit** that is **greater less** than the ~~maximum density~~ **minimum lot area per unit** permitted by the zoning district in which the property affected by the variance is located.

Sec. 3.24 Relief for Nonconforming Uses and Structures

3.24.7 Re-establishment of a Nonconforming Use

The re-establishment of a nonconforming use shall be permitted only with the approval of the Zoning Board of Appeals in accordance with the following:

a. Criteria for the Re-establishment of a Nonconforming Use

The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria below, the request shall not be approved.

- i. ~~(1)~~ The design of the building cannot readily accommodate a permitted use of the zoning district in which it is located;
- ii. ~~(2)~~ The building has not been subsequently redesigned to house other uses;
- iii. ~~(3)~~ The proposed re-established use is not detrimental to the public interest, health, safety, welfare, function, and to the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;
- iv. ~~(4)~~ The proposed use is the same as the most recent nonconforming use; and
- v. ~~(5)~~ The General Site Standards comply with this Ordinance to the extent reasonably possible.

b. Criteria for the Re-establishment of a Nonconforming Use Due to Damage

The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria below, the request shall not be approved.

- i. ~~(1)~~ The proposed use is not detrimental to the public interest, health, safety, welfare, function, and the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;
- ii. ~~(2)~~ The use is the same as the most recent nonconforming use; and
- iii. ~~(3)~~ The General Site Standards comply with this Ordinance to the extent reasonably possible.

3.24.8 Expansion of a Nonconforming Use

The expansion of a nonconforming use shall be permitted only with the approval of the Zoning Board of Appeals in accordance with the following:

a. Criteria for the Expansion of a Nonconforming Use

The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria below, the request shall not be approved.

- i. ~~(1)~~ **Criteria for the Expansion of a Nonconforming Use of Land**
 - (1) ~~i.~~ The proposed expansion is not detrimental to the public interest, health, safety, welfare, function, and the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;
 - (2) ~~ii.~~ The use of the expanded area has the same operational characteristics as the existing nonconforming use; and
 - (3) ~~iii.~~ The General Site Standards of this Ordinance relating to the original use are complied with to the extent reasonably possible.

ii. ~~(2)~~ Criteria for Expansion of a Nonconforming Use of a Building

- (1) ~~i.~~** The proposed nonconforming use of a building is not detrimental to the public interest, health, safety, welfare, function, and the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;
- (2) ~~ii.~~** The use of the expanded area has the same operational characteristics as the existing nonconforming use;
- (3) ~~iii.~~** The General Site Standards of this Ordinance relating to the original use are complied with to the extent possible;
- (4) ~~iv.~~** The design of the building cannot readily accommodate a permitted use of the zoning district in which it is located; and
- (5) ~~v.~~** The building has not been subsequently redesigned to house other uses.

3.24.9 Reconstruction of a Nonconforming Structure

The reconstruction of a nonconforming structure due to damage or destruction beyond 75% of its replacement value at the time of such damage or destruction shall be permitted only with the approval of the Zoning Board of Appeals.

a. Criteria

The Zoning Board of Appeals shall make a finding that the request does comply or does not comply with each individual criterion provided below. If there is non-compliance with at least one of the criteria, the request shall not be approved.

- i. ~~(1)~~** The reconstructed structure will not be detrimental to the public interest, health, safety, welfare, function, adjacent uses or general vicinity by reason of one or more of the following: the size, location, height, orientation or relation to the neighborhood or adjacent uses;
- ii. ~~(2)~~** The General Site Standards of this Ordinance are complied with to the extent reasonably possible.

Article 5.0 Base Zoning Districts

Sec. 5.4 Principal Use Table

PRINCIPAL USES	USE STANDARDS
Day Care Services:	
Child/adult day care home	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	Sec. 8.3.10 or Sec. 8.7.11
Child/adult care home, 24 hour	Sec. 8.3.10 or Sec. 8.7.11
Child/adult care center, 24 hour	Sec. 8.3.10 or Sec. 8.7.11
Educational:	
College, university, seminary	Sec. 8.3.13 and Sec. 8.7.15
Educational building used by a college, university or seminary	Sec. 8.3.13 and Sec. 8.7.15
School, public or private (K-12)	Sec. 8.3.14 and Sec. 8.7.14
School, trade, vocational or business	
Places of Worship:	
All places of worship	Sec. 8.3.15, Sec. 8.7.13 , and Sec. 8.8.3(d)
Consumer Fireworks Retail Sales Facility	Sec. 8.4.49 and Sec. 8.8.3(a)
Eating and Drinking Establishments:	
Distillery, craft,	Sec. 7.14
Bar; tavern	Sec. 8.4.30 and Sec. 7.14
Nightclub	Sec. 8.4.31 and Sec. 7.14
Restaurant	Sec. 8.4.32, Sec. 8.7.24 , and Sec. 7.14
Food Truck Park	Sec. 8.4.50
Retail consumption dealer (on premise consumption of alcohol)	Sec. 8.7.24 and Sec. 7.14
Ancillary retail dealer (off-premise consumption of alcohol)	Sec. 8.7.24 and Sec. 7.14
Package store (not including wine specialty shops)	Sec. 7.14
Wine Specialty Shop (not including package stores)	Sec. 7.14
Winery; Meadery; Cidery	Sec. 7.14
Brewery, Micro	Sec. 7.14
Lodging:	
Bed and Breakfast Homestay	Sec.8.4.33
Bed and breakfast	Sec. 8.4.34
Inn	Sec. 8.4.35 and Sec. 8.7.24
Hotel/motel, 16-74 rooms	Art 7.0 Sec. 7.13
Hotel/motel, 75 or more rooms	Art 7.0 Sec. 7.13
Short-term vacation rental	Sec. 8.4.37 and Sec. 7.5
Vehicle, Watercraft and Heavy Equipment Sales and Services:	
Heavy equipment/Heavy vehicle sales,rentals and leasing	Sec. 8.4.38
Vehicle sales,rentals and leasing	Sec. 8.4.39 and Sec. 8.7.21
Waste Related:	
Solid waste and industrial landfill facility	Sec. 8.5.9
Transportation:	
Airport, airfield; Heliport	Sec. 8.6.1, Sec. 8.7.10 , and Sec. 7.2

Article 6.0 Special Purpose Districts

Sec. 6.1 Planned Development District

6.1.6 Types of Planned Developments

Planned Developments shall be classified as either Small-Scale (“S-PD”) or Large-Scale (“L-PD”) Planned Developments, based on project size.

a. Small-Scale PDs

- i. Small-Scale PDs shall be limited to projects containing zero (0) to two (2) acres.
- ii. Small-Scale PDs shall **only** be permitted in locally designated historic overlay districts and other areas of the city ~~with the exception of the Savannah Downtown Historic Overlay District in which PDs are not permitted.~~

b. Large-Scale PDs

Projects containing greater than two (2) acres of land shall be classified as Large-Scale PDs. These minimum sizes shall not apply to Planned Developments existing as of the Effective Date of this Ordinance.

c. Exceptions

Small-Scale and Large-Scale PDs shall not be permitted in the Savannah Downtown Historic Overlay District.

6.1.10 Large-Scale Planned Development (L-PD) Procedures

- a. **General Master Plan - Consideration by Planning Commission**
- b. **Standards and Criteria**
- c. **Planning Commission Recommendation**
- d. ~~a.~~ **Action by the Mayor and Aldermen**
- e. **Final Master Plan – Consideration by Planning Commission**

6.1.11 Small-Scale Planned Development (S-PD) Procedures

- a. **Concurrent General/Final Master Plan – Consideration by Planning Commission**
- b. **Standards and Criteria**
- c. **Planning Commission Recommendation**
- d. ~~a.~~ **Action by the Mayor and Aldermen**

6.1.12 Review Standards for Planned Development Applications

When reviewing any application for rezoning to a Planned Development district, all of the criteria listed below shall be considered.

- a. **Rezoning Standards Applicable**
- b. **Compatibility**
- c. **Resource Protection**
- d. ~~b.~~ **Design Review**

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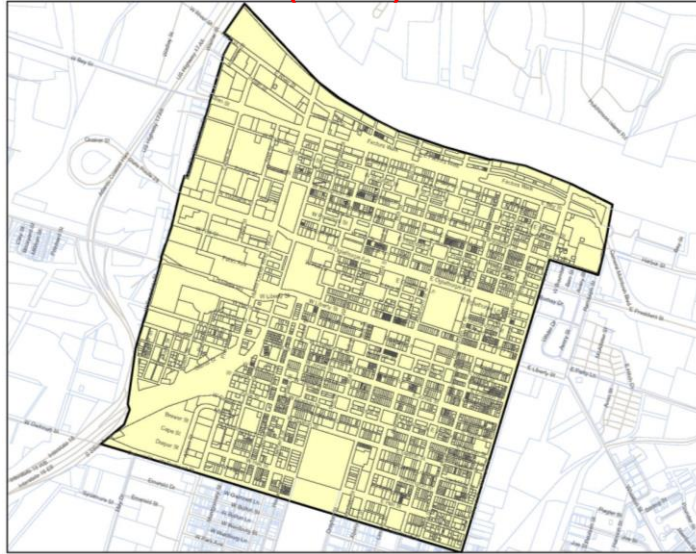
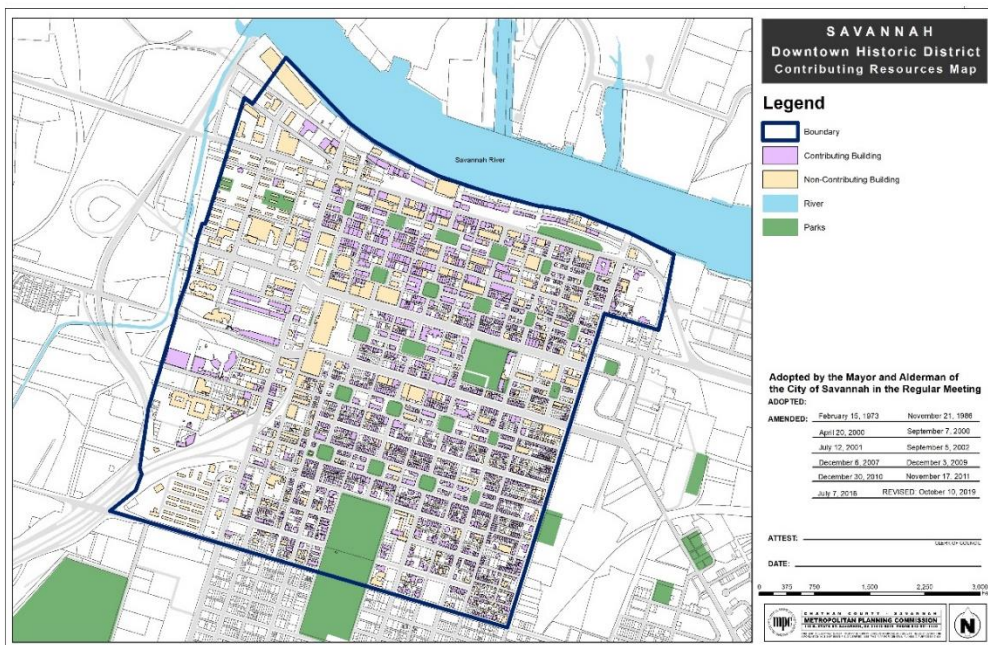


Figure 7.8-1 Savannah Downtown Historic District Boundaries

7.8.4 Classification of Resources

All buildings, structures sites and objects, collectively known as resources, within the Savannah Downtown Historic District shall be identified as contributing and non-contributing. Contributing resources shall be shown on the “Savannah Downtown Historic District Contributing Resources Map” (Fig. 7.8-1A) adopted by the Mayor and Aldermen.

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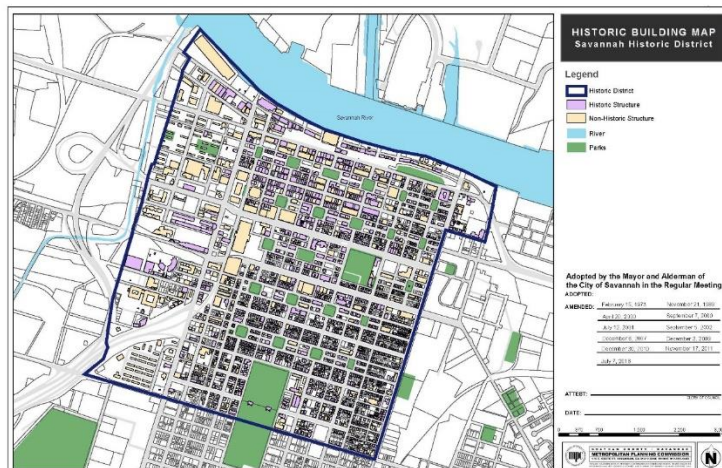


Figure 7.8-1A ~~Historic Buildings~~ Savannah Downtown Historic District Contributing Resources Map

7.8.5 Period of Significance

The ~~p~~Period of Significance for the Savannah Downtown Historic District is 1733-1960.

7.8.10 Savannah Downtown Historic District Design Standards

The ~~p~~Period of Significance for the Savannah Downtown Historic District is 1733-1960.

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

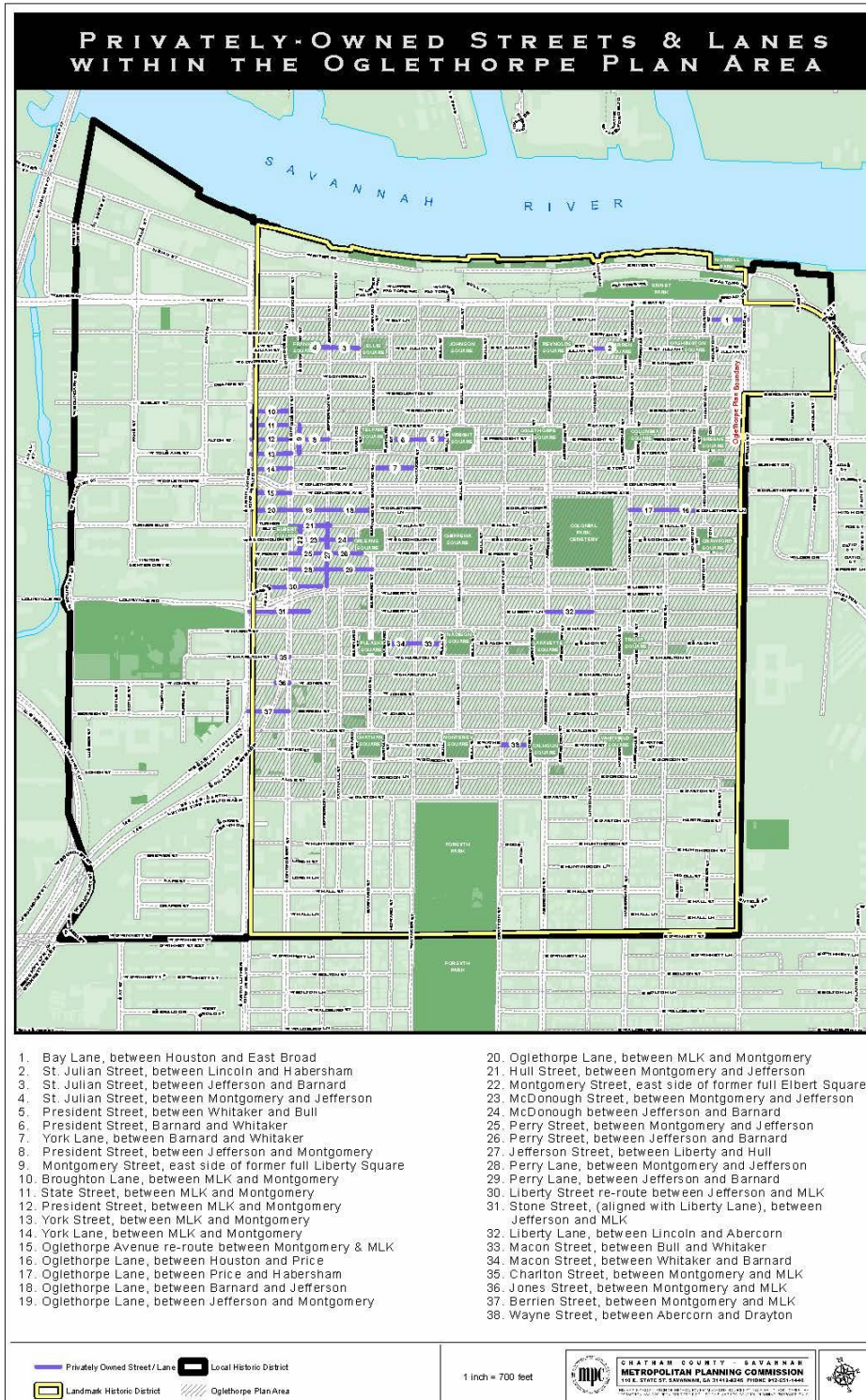
The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, ~~and site alterations~~, unless otherwise specified. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

a. Streets and Lanes

- ii. The Oglethorpe Plan Area is bounded by the centerline of the following streets: Gaston Street on the south, Bay Street on the north, Martin Luther King, Jr., Boulevard on the west, and East Broad Street on the east as shown in Figure 7.8-~~4~~3.
- iv. Streets and lanes shall not be bridged, except for pedestrian bridges on Factors Walk. Such bridges shall be for pedestrian use only. Factor's Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.

(Insert)



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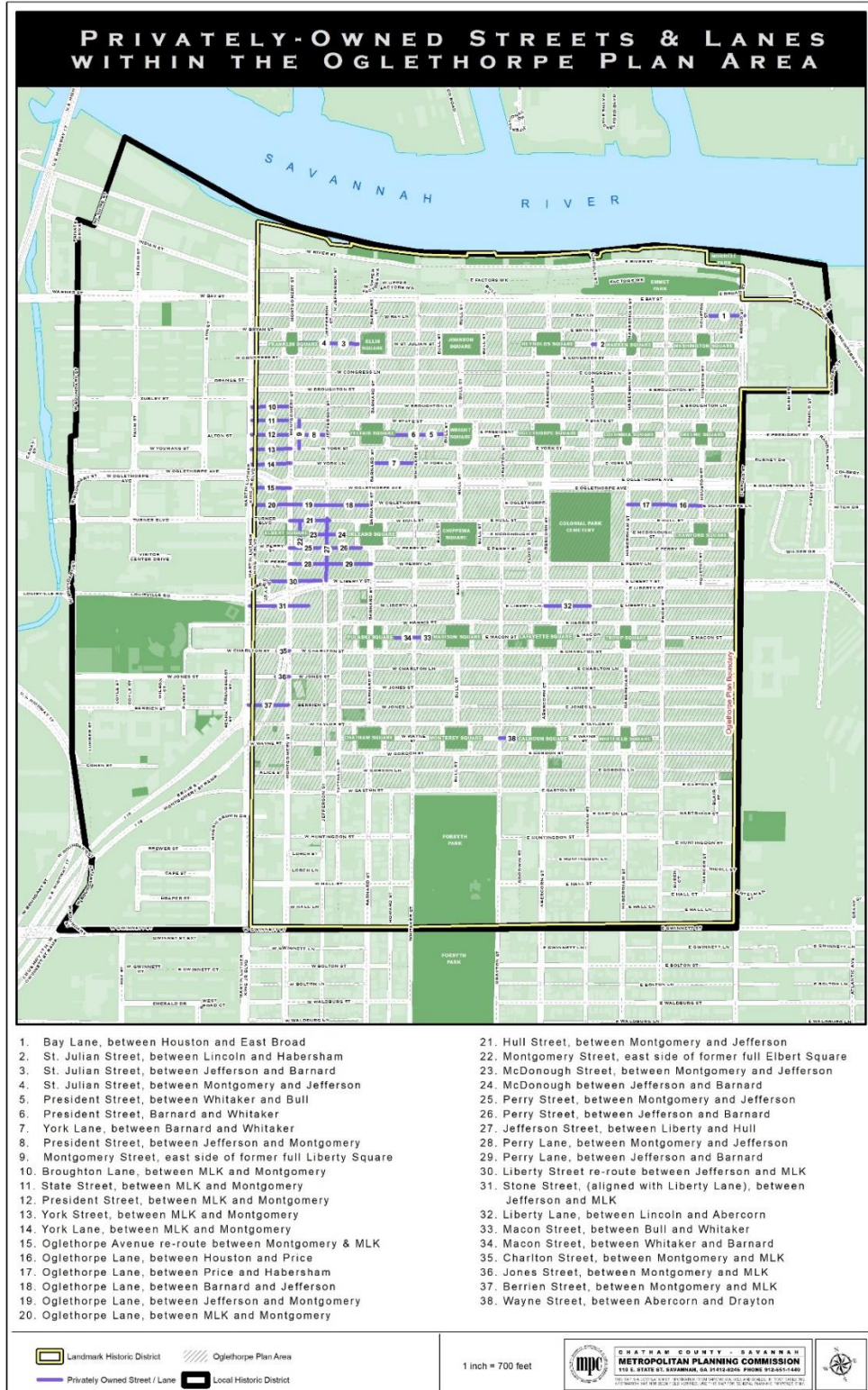


Figure 7.8-3
Closed or Privately-owned Streets and Lanes in the Oglethorpe Plan Area

b. Height

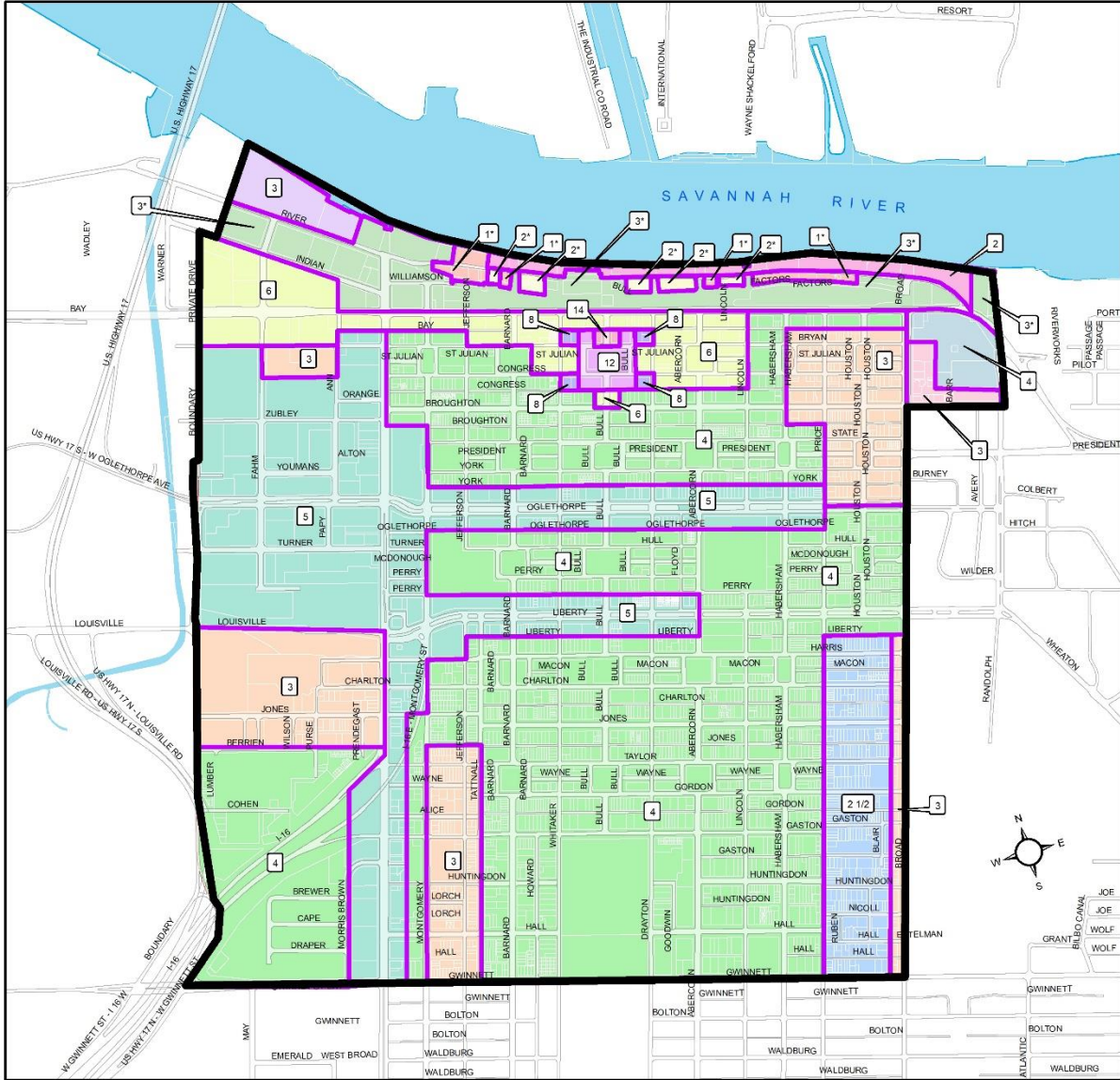
ii. Stories are further clarified as follows:

(8) In calculating the dimensions of a story, the following provisions shall apply, except in the case where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area (see Sec. 7.8.11.b. Character Areas).

(a) Residential buildings

(ii) The exterior expression of the height of the first story, or the second story in the case of a raised basement, shall be not less than 11 feet.

(Insert)



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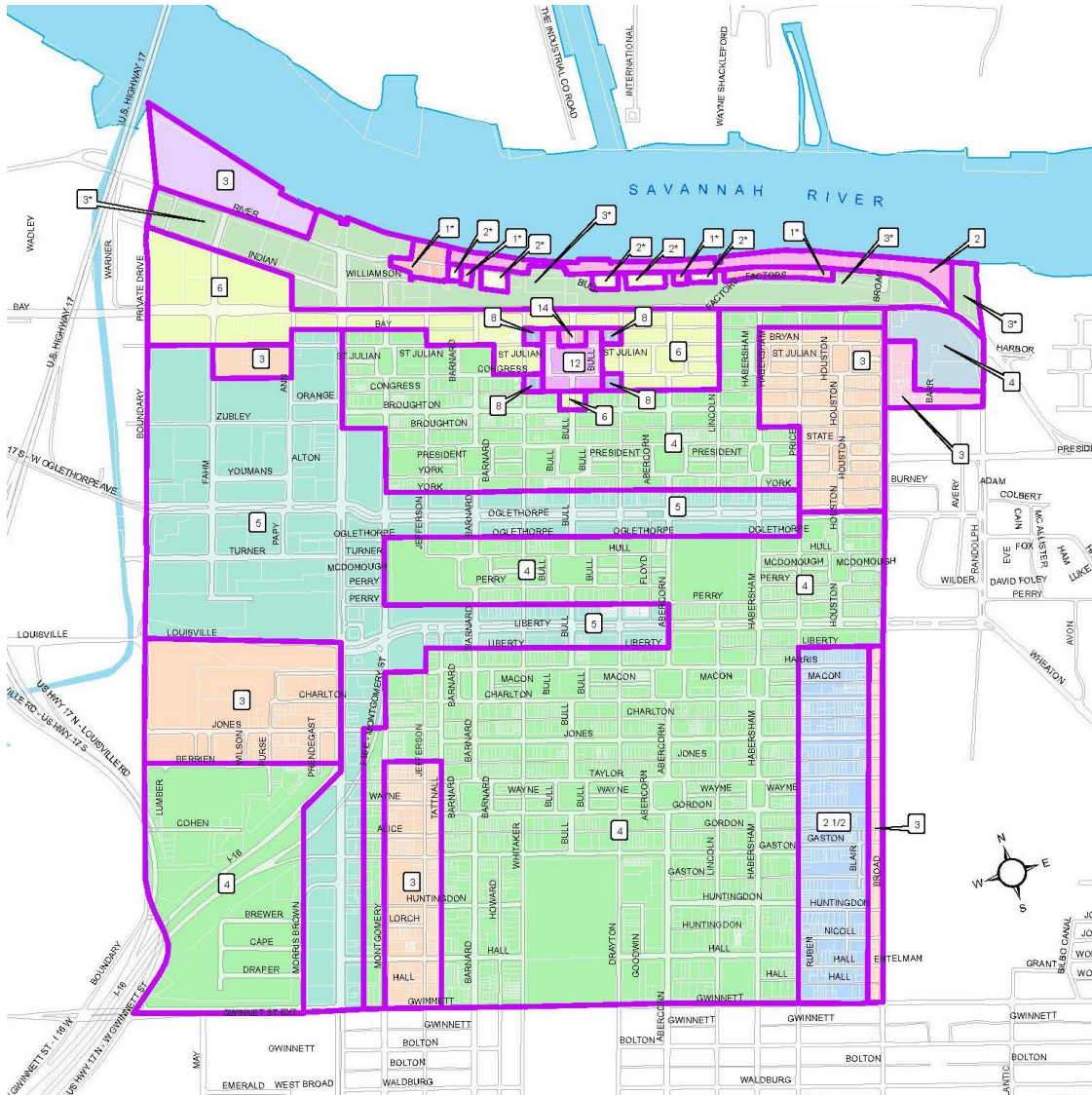


Figure 7.8-4

Savannah Downtown Historic District Height Map

*Denotes the maximum number of stories above Bay Street as measured at City Hall.

h. Windows, Shutters and Commercial Storefronts

i. Windows

(2) New construction, alterations to non-contributing resources and additions

(a) Configuration

(ix) The distance between windows shall not be less than for adjacent contributing buildings, nor more than two (2) times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the visually-related context and is visually compatible.

iii. Commercial Storefronts

(2) New construction, alterations to non-contributing resources and additions

(a) Configuration

(ii) Storefront area glazing shall be not less than 55% of surface area. Such glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms. Storefront glazing shall extend from the sill, or from an 18-24 inch base of contrasting design or material to the lintel.

i. Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks

i. Alterations to contributing resources

- (3) Front porches shall not be enclosed. Historic Side and rear porches may be screened with fine wire mesh, lattice or shutters, provided the porch continues to read as a porch and character defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged. Historic Rear porches may also be enclosed with glazing.

p. Mechanical Equipment and Refuse

- i. Electrical vaults, meter boxes, communications devices, **satellite dishes**, and similar equipment shall be located on the secondary and/or rear façades and shall be minimally visible from view.

r. Mechanical Equipment and Refuse

- vi. Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary façade, unless the Board determines that there are site-specific constraints which **prevent** require it.

s. Fences, Trellises and Walls

i. Configuration

- (1) Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises' may exceed 11 feet in height, provided they are visually compatible.
- (2) Fences, **screens-trellises** and walls shall not extend beyond the front façade of a building except in the following cases:

t. Large-Scale Development Standards

Large-Scale Development shall comply with the following standards. New construction on monumental buildings shall be exempt from Large-Scale Development **s**Standards.

- ii. **Design Standards (Sec. 7.8.10).** Should there be a conflict, the Large-scale development **s**Standards shall take precedence.

iii. Footprint

- (1) Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries (see Fig. 7.8-**43**). Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than maximum permitted may be constructed for shared use(s).

v. Height

- (2) Additional stories above the Height Map for non-contributing Large-Scale Development.
- (c) One or more of the criteria below must be met to qualify for an additional story:
- (iii) Multiple ground floor active uses (as defined) permitted in the base zoning district **(including but not limited to retail, office, restaurant)** span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances. For rehabilitations, the active ground floor uses must replace previously inactive uses to qualify. Lobbies shall not occupy more than 30% or 60 linear feet (whichever is greater) on

any primary façade. For buildings facing two or more streets, lobbies shall not occupy more than 50% or 90 linear feet (whichever is greater) on the secondary facades provided that the total linear feet of the lobby area on the street-facing exterior does not exceed 120 linear feet. ~~For every 60 feet of street frontage, a separate active use shall be incorporated. There shall be no required minimum of maximum distance between the uses. For example, for a façade with 180 linear feet of frontage, at least three uses shall be incorporated, which could occupy 30 feet, 60 feet, and 90 feet, as long as three uses are incorporated.~~ At least 50% (linear measurement) of active use space shall be designed so that their primary entrance is only accessed from the exterior. Additionally, exterior building walls incorporate 100% ~~percent~~ modular masonry materials on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades; or

7.8.11 Character Areas

A Character Area is a predefined area within the Savannah Downtown Historic District that has special character-defining features that are unique to that area.

a. Factors Walk

- iii. Development within the Factors Walk Character Area shall comply with the following:

~~(1) New construction on Factors Walk shall be exempt from Commercial Storefront standards (Sec. 7.8.10.h.) and Large-Scale Development (Sec. 7.8.10.t) standards.~~

(1) ~~(2)~~ New construction along Factors Walk shall front both Bay Street and River Street at their respective levels. Entrances to uses above River Street shall be from upper and lower Factors Walk or from private property; provided, however, entrances to end units may front onto the public ramps.

(2) ~~(3)~~ A 10-foot pedestrian setback shall be provided along the river's edge and on the north side of River Street.

(3) ~~(4)~~ New construction north of River Street shall be placed perpendicular to the river.

(5) ~~(6)~~ New construction on the north side of River Street shall not exceed two (2) stories in height.

(6) ~~(7)~~ Buildings shall be made of brick, ballast stone or wood. The Board may approve alternative materials provided that the material is visually compatible with contributing buildings within the character area and has performed satisfactorily in the local climate.

(7) ~~(8)~~ New construction on the south side of River Street shall not exceed three (3) stories or 45 feet above Bay Street.

b. Beach Institute

- i. A unique area within the Savannah National Historic Landmark ~~d~~District, Beach Institute is distinguished by its plan, architecture and historic ethnic diversity containing the greatest concentration of remaining one-story cottages. Originally part of privately owned garden lots, the area developed as a series of small neighborhood villages in the mid-19th century.

- ii. The boundaries of the Beach Institute ~~C~~Character ~~a~~Area shall be the

centerline of the following streets: Liberty Street on the north; Gwinnett Street on the south; East Broad Street on the east and; Price Street on the west.

7.8.12 Signs

Signage within the Savannah Downtown Historic District shall comply with Sec. 9.9, Signs. Special sign districts have been established for Factors Walk, Broughton Street ~~character area~~ and City Market Character Areas (Sec. 9.9.17).

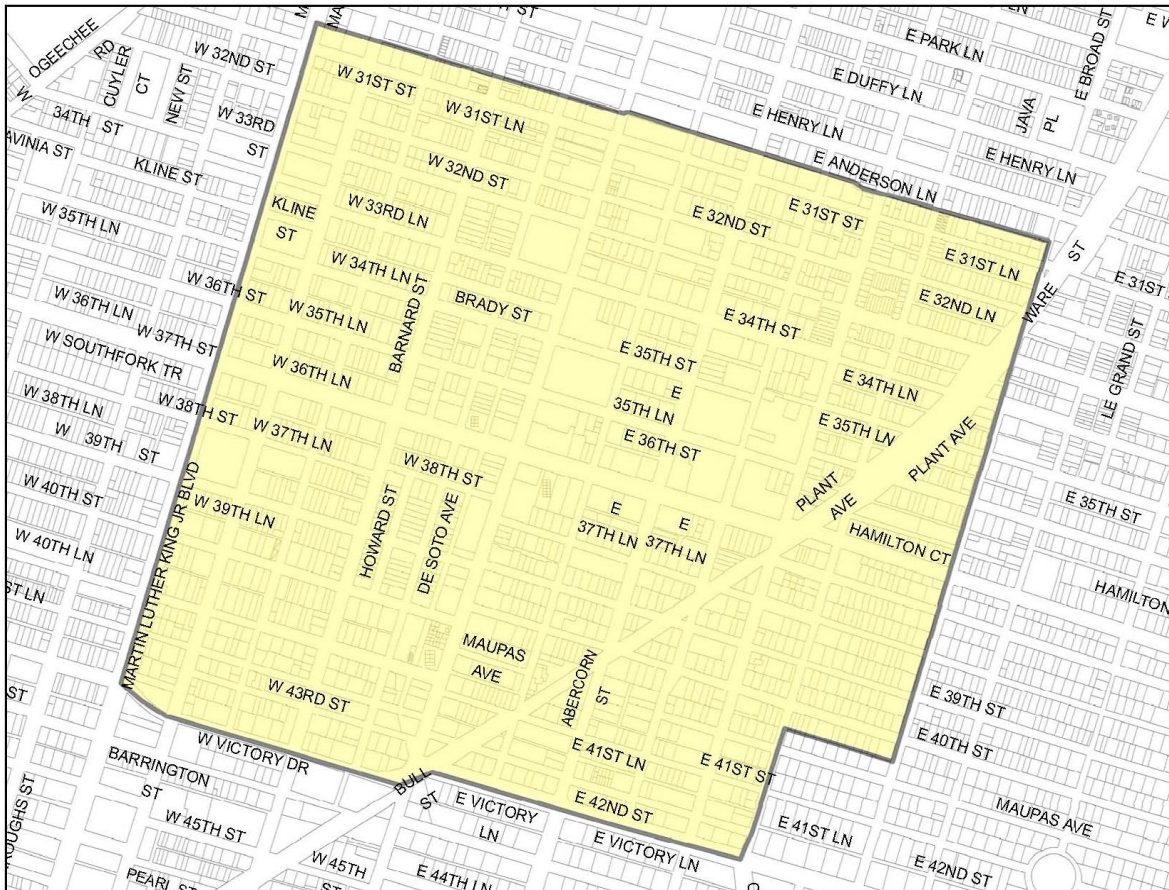
Sec. 7.11 Streetcar Historic Overlay District

7.11.2 District Boundaries

The boundaries of the Streetcar Historic District shall follow the National Register Historic District boundaries with the addition of a small area in the southeast corner of the district, and shall be the area bounded the centerlines of the following streets and lanes: on the north by Anderson Lane; on the south by Victory Drive from Martin Luther King Jr. Boulevard to Montgomery Street, 44th Street from Montgomery Street to Bull Street, Victory Drive from Bull Street to Price Street, and the rear property lines between 40th Street and Maupas Avenue from Price Street to East Broad Street; on the east by East Broad Street from Anderson Lane to the rear property lines between 40th Street and Maupas Avenue, by Price Street from the rear property lines between 40th Street and Maupas Avenue to Victory Drive, by Bull Street from Victory Drive to 44th Street; and on the west by Montgomery Street from Victory Drive to 44th St, and by Martin Luther King Jr. Boulevard (Fig. 7.11-1).

The Streetcar Historic District includes the Thomas Square, Metropolitan and portions of the Baldwin Park and Midtown neighborhoods.

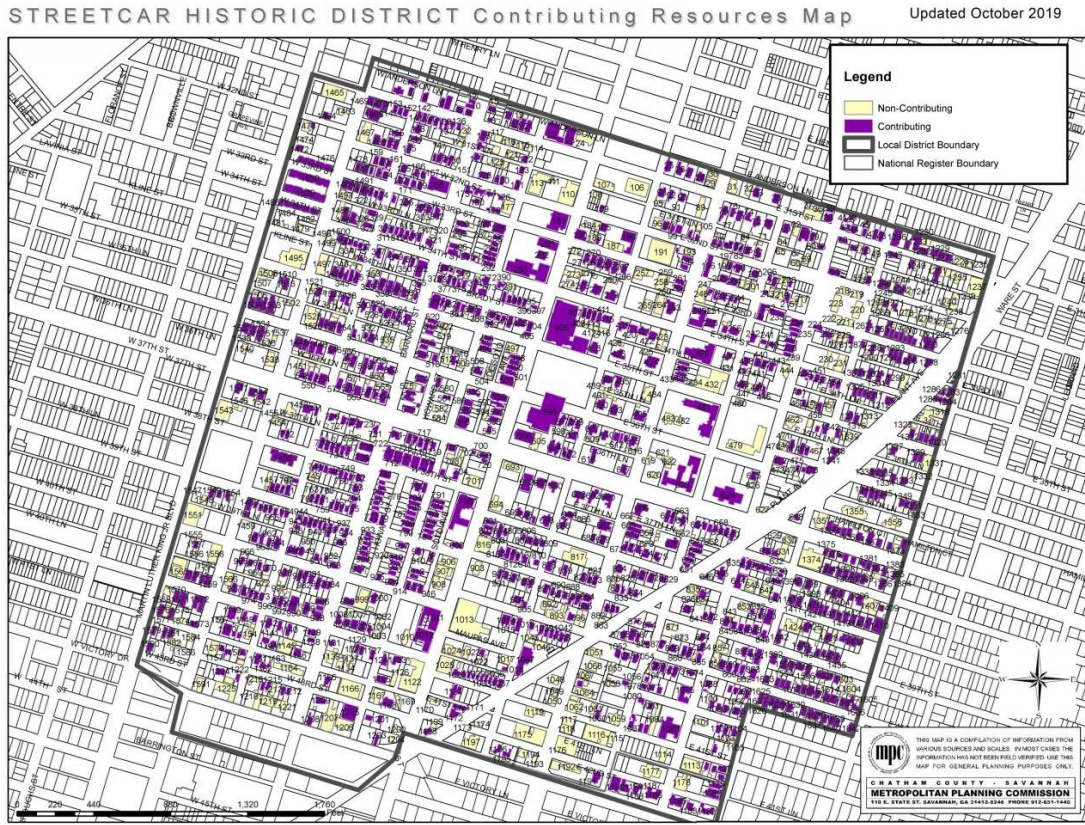
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7.8.4 Classification of Resources

All resources within the Streetcar Historic District shall be classified and designated on the “Streetcar Historic District Contributing Resources Map” (Fig. 7.11-2).

(Insert)



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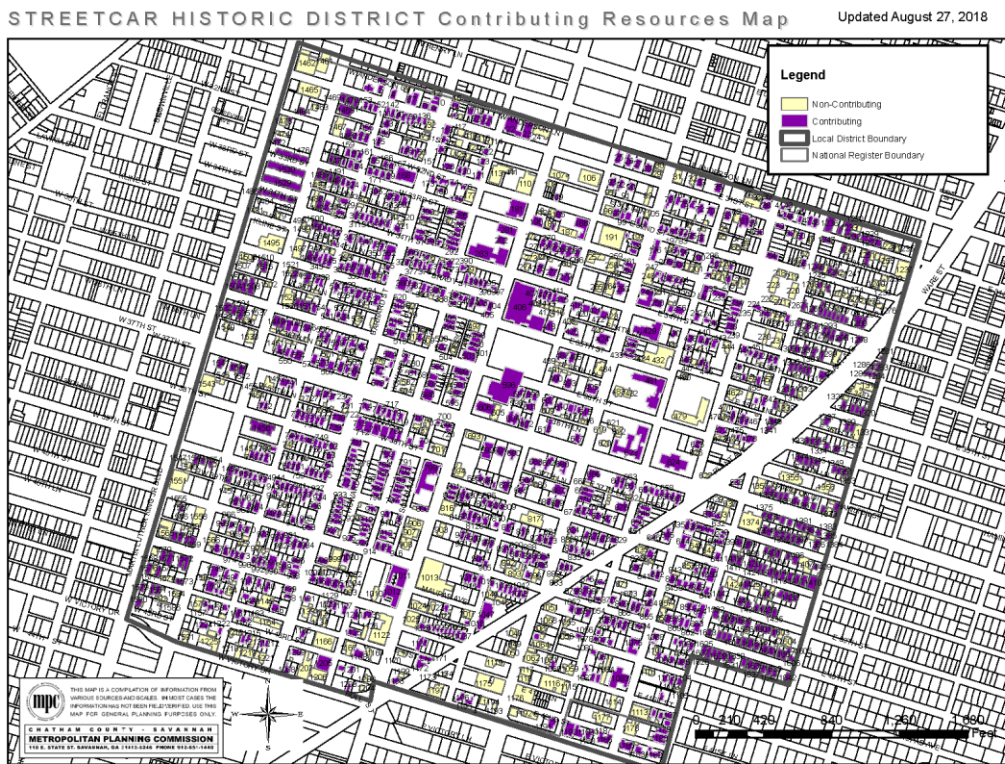


Figure 7.11-2
Streetcar Historic District Contributing Resources Map

Sec. 7.11 Streetcar Historic Overlay District

7.14.3 Applicability

The Alcohol Density Overlay (“AD”) District shall be identified on the official zoning map as “AD” followed by a designated number (e.g., AD-1). The numerical designation identifies the geographic location of the overlay district. “AD” districts include:

a. AD-1 District. West Bay Street Area.

The boundaries of the AD-1 District are shown on Figure 7.14-1.

b. AD-2 District. Montgomery Street Area.

The boundaries of the AD-2 District are shown on Figure 7.14-2.

c. AD-3 District. Ogeechee Road Area.

The boundaries of the AD-3 District are shown on Figure 7.14-3.

d. AD-4 District. Liberty City Area.

The boundaries of the AD-4 District are shown on Figure 7.14-4.

7.4.14 Prohibited Uses

a. Certain Uses Prohibited

- i. As of January 4, 2018, the following certain uses that engage in the sales or service of alcohol shall not be established as a new use within ~~an “AD” district, such as~~ the AD-1, AD-2 (original), and AD-3 (original) districts:

- (1)** Adult entertainment establishments.
- (2)** Assembly halls greater than 2,000 square feet.
- (3)** Event venues as defined by the City Alcohol Beverage Ordinance.
- (4)** Cocktail lounges, taverns, bars, and similar uses that are primarily engaged in the sales of alcoholic beverages for consumption on the premises.
- (5)** Nightclubs.
- (6)** Package stores (not including accessory or ancillary package sales).

- ii. As of June 6, 2019, convenience stores that engage in the sale or service of alcohol shall not be established as a new use within ~~an “AD” district,~~ the AD-1, AD-2 (original), and AD-3 (original) districts;

- iii. As of July 18, 2019, the previously listed uses in this section (Sec. 7.14.4.a.i. and ii) that engage in the sale or service of alcohol cannot be established as a new use within the AD-2 (expansion), AD-3 (expansion), and AD-4 overlay districts.

b. Effects of prohibition on existing uses

- i. Establishments with lawfully issued business tax certificates and alcoholic beverages licenses prior to January 4, 2018:

- (1)** ~~i.~~ Any existing use that is identified as a prohibited use as of January 4, 2018 shall be considered conforming;
- (2)** ~~ii.~~ Lawfully existing business tax certificates and alcoholic beverage licenses will not be terminated, and applications for renewal or transfer of such certificates and licenses shall not be denied for the reason that the establishment is a prohibited use in the overlay district.

- ii. Establishments (convenience stores that engage in the sale or service of alcohol) with lawfully issued business tax certificates and alcoholic beverages licenses prior to the June 6, 2019

amendment with the AD-1, AD-2 (original), and AD-3 (original) overlay districts:

(1) Any existing use that is identified as a prohibited use as of the June 6, 2019 amendment will be considered conforming;

(2) Lawfully existing business tax certificates and alcoholic beverage licenses will not be terminated, and applications for renewal or transfer of such certificates and licenses will not be denied for the reason that the establishment is a prohibited use in the overlay district.

iii. Establishments with lawfully issued business tax certificates and alcoholic beverages licenses prior to the expansion of the AD-2 and AD-3 overlay districts and creation of the AD-4 overlay district on July 18, 2019:

(1) Any existing use that is identified as a prohibited use as of the July 18, 2019 amendment will be considered conforming;

(2) Lawfully existing business tax certificates and alcoholic beverage licenses will not be terminated, and applications for renewal or transfer of such certificates and licenses will not be denied for the reason that the establishment is a prohibited use in the overlay district.

d. Time period for re-establishing a prohibited use

i. ~~As of January 4, 2018, i~~ If a prohibited use has not been in operation and a business tax certificate or an alcoholic beverages license has expired (not renewed or transferred), the time period for re-establishing the use or obtaining a new business tax certificate or an alcoholic beverages license for the same physical location is 12 months.:

(1) As of January 4, 2018, within the AD-1, AD-2 (original), and AD-3 (original) overlay districts;

(2) As of June 6, 2019, within the AD-1, AD-2 (original), and AD-3 (original) overlay districts;

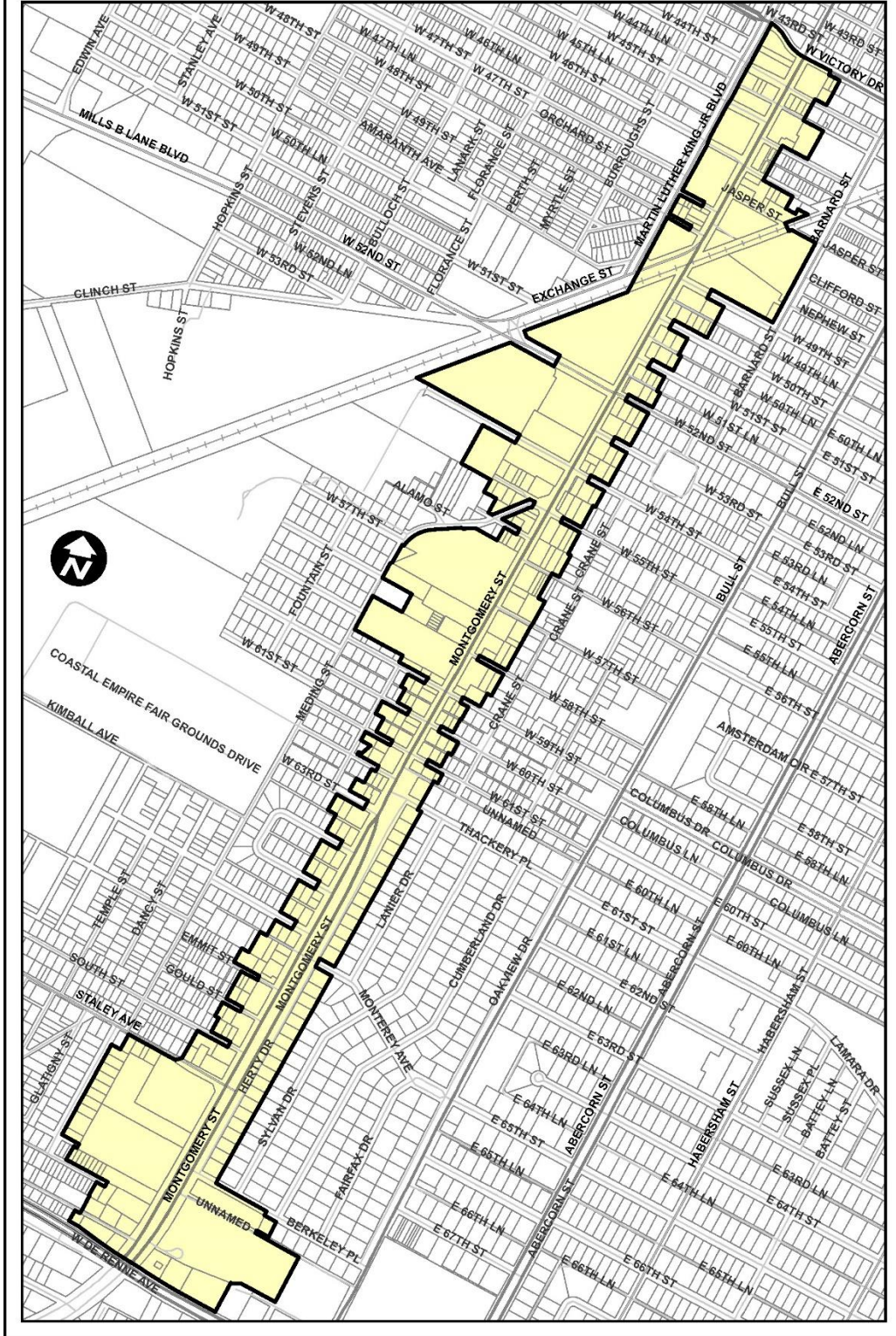
(3) As of July 18, 2019, within the AD-2 (expansion), AD-3 (expansion) and AD-4 overlay districts.

ii. However, if a tax certificate or alcohol license for the business is terminated, not renewed or transferred within 12 months, regardless of whether the use is intended to be abandoned, the use shall not be re-established.

Figure 7.14-1 ~~Alcohol Density Overlay District~~ AD-1 District, West Bay Street Area

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Map 2: AD-2 District (Montgomery Street Area)



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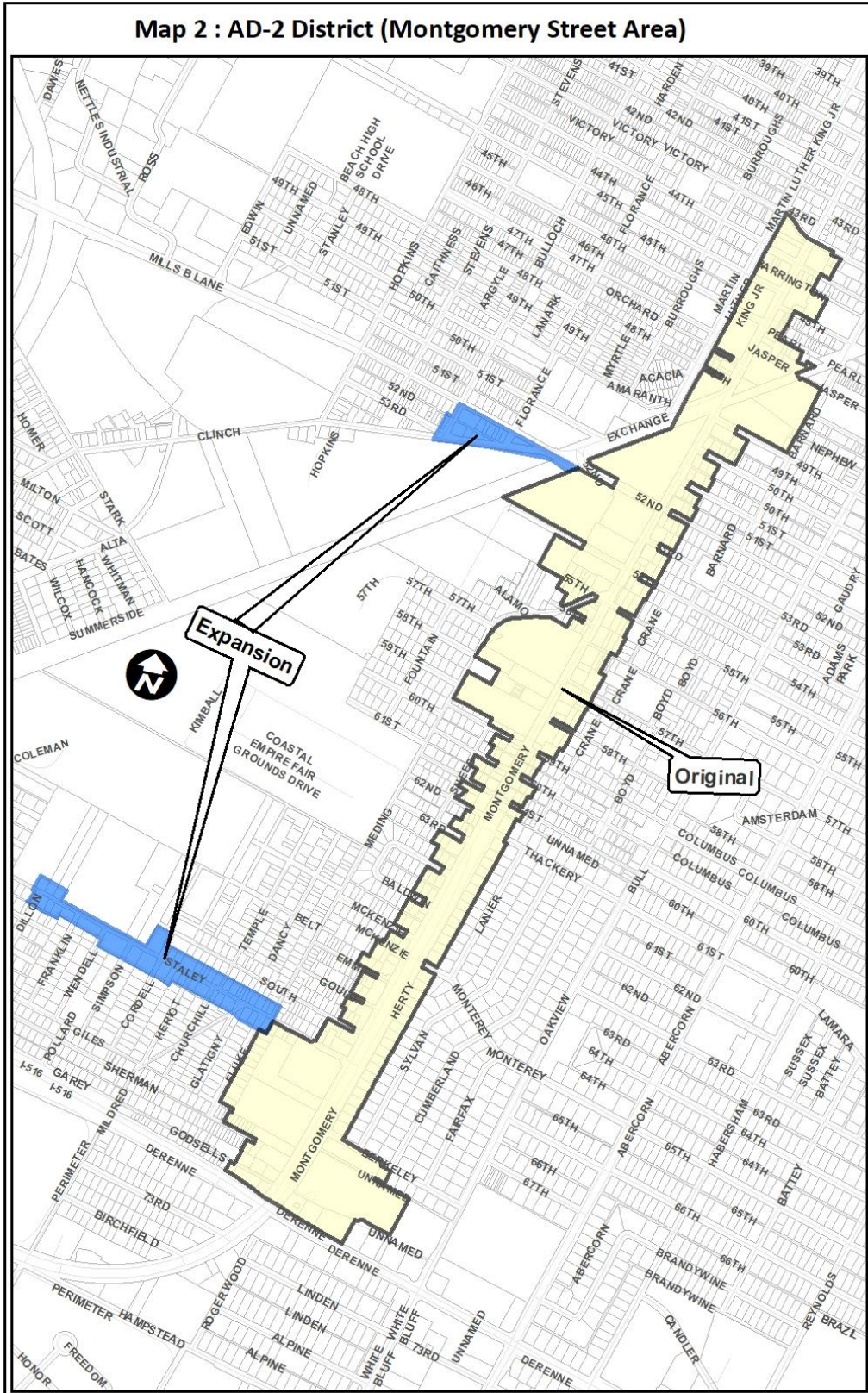


Figure 7.14-2 Alcohol Density Overlay District West AD-2 District. Montgomery Street Area

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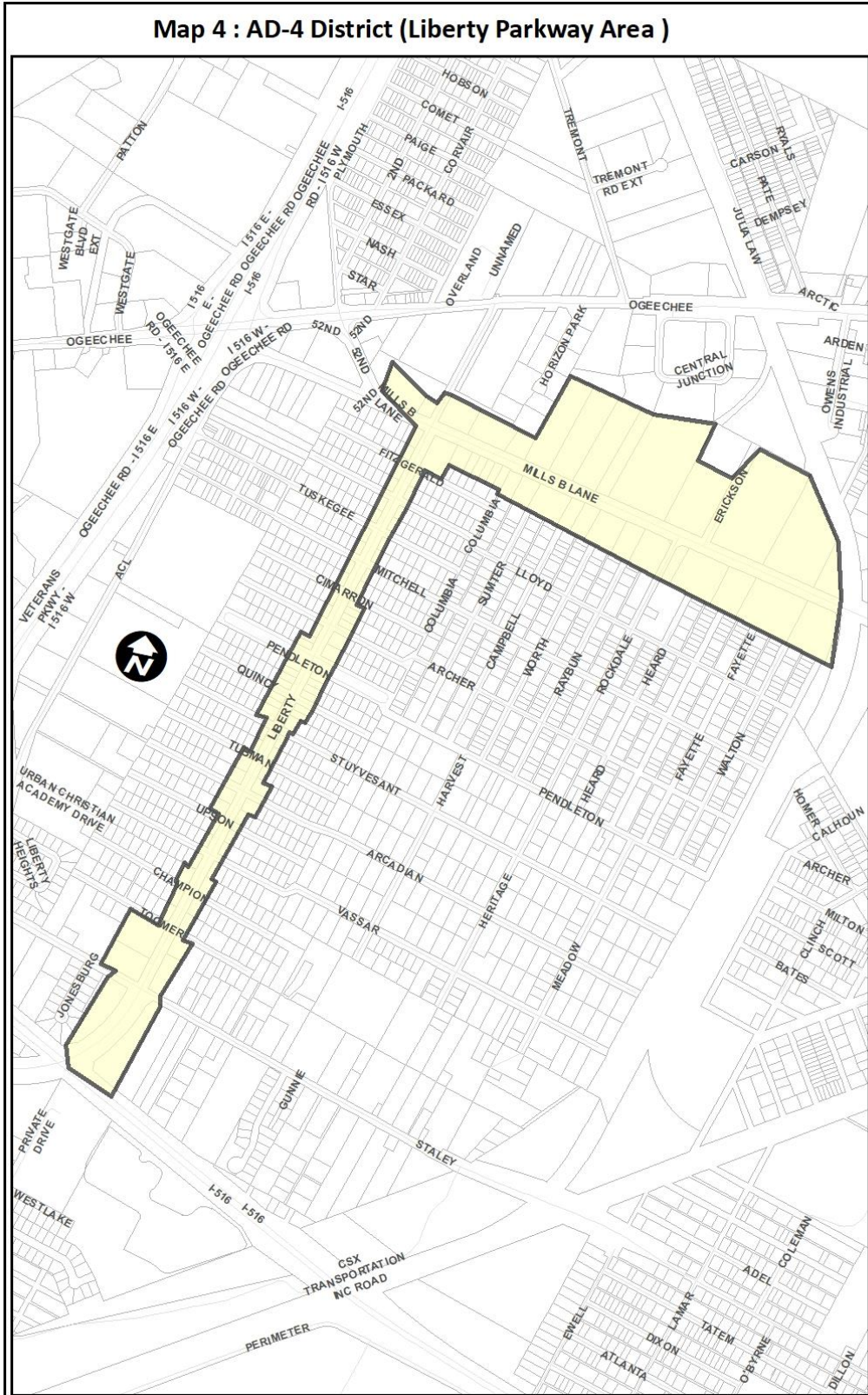


Figure 7.14-4. AD-4 District. Liberty City Area

Article 8.0 Use Standards

Sec. 8.4 Commercial Use Standards for Limited and Special Uses

8.4.14 Convenience Store with or without Fuel/Gas Sales; Fuel/Gas Station

- d. The following use standards shall apply to any B-N and I-L zoning district:
 - i. Such use shall be located on a street classified as an arterial or collector as identified in A-1.
 - ii. If such use is located on a street classified as a collector as identified in A-1:
 - (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 a.m. to 5:00 p.m.;
 - (3) These conditions shall not apply where a property abuts or is adjacent to the intersection of a collector and arterial street.

8.4.39 Vehicle Sales, Rentals and Leasing

- a. All vehicles shall be parked on the premises, not to include rights-of-way unless such encroachment has been approved by the City of Savannah ~~or Chatham County, as applicable~~. Vehicles for sale, rental, lease or in the process of service or repair shall not be parked in any space required by Sec. 9.3, Off-street Parking and Loading.

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

One (1) accessory dwelling unit shall be permitted as an accessory use to a principal dwelling located in the A-1, RSF-, RTF-, RMF-1, TR-, TN-, TC-, D- and PD districts. Such use is not required to be included in the gross residential density calculations. Manufactured homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units, except that manufactured homes may be used as an accessory dwelling unit in the A-1 and Manufactured Home Overlay districts. For such use, the following shall apply:

a. Location

- i. The unit may be attached to or detached from the principal dwelling.
- ii. When the unit is attached, it shall share a common wall with and have a separate entrance from the principal dwelling or be connected by a covered walkway. When the unit shares a common wall with the principal dwelling, the entrance to the unit shall be located along the side or rear façade of the dwelling. An attached accessory dwelling unit shall meet the setback standards for the principal dwelling.
- iii. ~~When the accessory dwelling is detached from the principal dwelling, it shall be separated from the principal building by at least 10 feet.~~ Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal structure. Such units shall be separated from the principal structure by at least 10 feet. Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the accessory dwelling is located on a lot that abuts a lane the rear-yard setback requirement shall be at least three (3) feet. Within zoning districts that have no rear-yard setback requirement for the principal structure there shall be no rear-yard setback requirement for an accessory dwelling.

Article 9.0 General Site Standards

Sec. 9.9 Signs

9.9.17 Special Sign Districts

a. f. Purpose

b. g. Establishment of Special Sign Districts

The following special signs districts are established:

i. Historic Special Sign Districts

(1) Savannah Downtown Historic Sign District;

The Savannah Downtown Historic Sign District shall include any area located within the Savannah Downtown Historic Overlay District (see Sec. 7.8.2 Boundaries), with the exception of the City Market, Broughton Street, ~~and~~ Factors Walk, and Plant Riverside Sign Districts listed below.

(2) City Market Sign District;

(3) Broughton Street Sign District;

(4) Factors Walk Sign District;

(5) Neighborhood Sign District;

(6) Plant Riverside Sign District.

ii. Other Special Sign Districts

(1) Stephenson Avenue Sign District.

c. h. General

i. Savannah Downtown Historic Sign District

ii. City Market Sign District

iii. Broughton Street Sign District

The Broughton Street Sign District shall be bounded on the north by the centerline of Congress Street Lane, on the east by the western right-of-way line of Habersham Street, on the south by the centerline of Broughton Street Lane, or the extension thereof, and on the west by the eastern right-of-way line of Martin Luther King, Jr., Boulevard. ~~any area located within the Broughton Street Character Area of the Savannah Downtown Historic Overlay District (see Sec. 7.8.11).~~

iv. Factors Walk Sign District

The Factors Walk Sign District shall include any area located within the Factors Walk Character Area of the Savannah Downtown Historic Overlay District (see Sec. 7.8.11). This area is divided into two (2) sectors:

(1) Sector "A" is that area located between Bay Street and the building line or extension thereof of the structures situated along Factors Walk and above a line equal to the ground elevation of the centerline of Bay Street.

(2) Sector "B" is made up of the remainder of the area within this special sign district. In general, Sector "B" includes all areas and spaces fronting on River Street and all streets or walkways perpendicular thereto, as well as those levels of Factors Walk below a line equal to the centerline elevation of Bay Street.

(3) The boundaries of the River Street-Factors Walk sign district shall exclude the Plant Riverside sign district.

v. Neighborhood Sign District

vi. Plant Riverside Sign District

Plant Riverside sign district shall be that area of the City of Savannah fronting River Street from Tract B, formerly lands of Georgia Power Company (consisting of approximately 1.12 acres) on the west, and Wharf Lot 1 and the northern portion of Wharf Lots 2 and 3, on the east.

d. Historic Special Sign District Boundaries

e. Signs Allowed in Historic Special Sign Districts

Sign types in historic special sign districts shall be allowed in accordance with the following table. Regardless of sign type, with the exception of decorative pole signs and signs painted on walls, non-illuminated signs that are three (3) square feet in size or less shall be permitted without a sign permit.

Table 9.9-5 Signs Allowed in Historic Special Sign Districts					
Sign Type	Savannah Downtown Historic and City Market	Broughton Street	Factors Walk	Neighborhood	Plant Riverside
✓ = Sign Type Allowed		* = Sign Type Allowed for Nonresidential Uses Only			
-- = Sign Type Not Allowed		COA = Certificate of Appropriateness Required			
Allowed Without a Permit					
Agriculture Sign	--	--	--	--	=
Building Marker	✓	✓	✓	✓	✓
Bulletin Board Sign	✓	✓	✓	✓	=
Construction Sign	✓	✓	✓	✓	✓
Directional Sign	✓	✓	✓	✓	✓
Historical Marker	✓	✓	✓	✓	✓
Memorial Sign	✓	✓	✓	✓	✓
✓ = Sign Type Allowed * = Sign Type Allowed for Nonresidential Uses Only					
-- = Sign Type Not Allowed COA = Certificate of Appropriateness Required					
Parking Directional Sign	✓	✓	✓	✓	✓
Parking Regulation Sign	✓	✓	✓	✓	✓
Temporary Sign Not Requiring a Permit	✓	✓	✓	✓	✓
Permit Required					
Building Signs					
Incidental-Sign	✓COA	✓COA	✓COA	✓COA	✓COA
Canopy or Awning Sign	*COA	*COA	*COA	*COA	✓COA
Under-Canopy or Under-Awning Sign	*COA	*COA	*COA	*COA	✓COA
Above-Canopy or Above-Awning Sign	*COA	*COA	*COA	*COA	✓COA
Hanging Sign	*COA	*COA	*COA	*COA	✓COA
Marquee Sign	*COA Downtown Historic District Only	*COA	--	--	=
Projecting Sign	*COA	*COA	*COA	*COA	✓COA
Signs Painted on Walls	*COA	*COA	*COA	*COA	✓COA
Window Sign [1]	*	*	*	*	✓COA
Wall Sign[1]	*COA	*COA	*COA	*COA	✓COA
Ground Signs					
Decorative Pole Sign	*COA	*COA	*COA	*COA	=
Decorative Post Sign	--	--	--	--	=
Monument Sign	*COA	--	--	*COA	=
Multi-tenant Sign	*COA	--	--	*COA	=
All Other Signs					
Directory Sign	--	--	*COA	--	✓COA
Flag Sign	--	--	--	--	=
Fuel/Gas Station Canopy Sign	*COA Downtown Historic District Only	--	--	*COA	=
Manual Changeable Copy/Reader Board Sign	*COA Downtown	--	--	*COA	=

Table 9.9-5 Signs Allowed in Historic Special Sign Districts

Sign Type	Savannah Downtown Historic and City Market	Broughton Street	Factors Walk	Neighborhood	Plant Riverside
✓ = Sign Type Allowed		* = Sign Type Allowed for Nonresidential Uses Only			
-- = Sign Type Not Allowed		COA = Certificate of Appropriateness Required			
	Historic District Only				
Drive-Thru Sign	-- *	--	--	*	=
Sandwich Board/A-frame Sign	City Market District Only	--	--	--	=
✓ = Sign Type Allowed * = Sign Type Allowed for Nonresidential Uses Only -- = Sign Type Not Allowed COA = Certificate of Appropriateness Required					
Special Public Sign	*COA	--	--	--	=
Subdivision/Neighborhood Entry Sign	--	--	--	--	=
Temporary Sign on Public Property	✓COA	✓COA	✓COA	✓COA	✓COA
Temporary Sign Requiring a Permit	✓	✓	✓	✓	✓
[1] For the purposes of the Historic Special Sign Districts, window signs and wall signs shall be considered separate sign types and shall be subject to the standards established for each type below.					

f. ~~k.~~ Review of Signs within a Historic Special Sign District

g. ~~l.~~ Special Sign Standards for the Savannah Downtown Historic, City Market, Broughton Street, Factors Walk and Neighborhood Sign Districts

h. Special Sign Standards for the Plant Riverside Sign District

The following provisions shall apply to the Plant Riverside Sign District:

i. Requirements. All signs permitted within the District shall meet the following conditions:

(1) Temporary Signs and Banner Signs. Temporary signs shall be permitted provided that:

(a) Display banners and temporary signs shall be flexible in nature and made from either cloth or canvas and suitable for outdoor areas. They shall be attached to site-furnishings, such as street lamps.

(b) Display banners and temporary signs shall coordinate with the colors and patterns of the district.

(c) Display banner content shall be limited to no more than three (3) colors.

(d) External sign lighting may be allowed if approved by the Planning Director during the sign review process. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.

(e) Display banner signs, when attached to lamp posts, shall not exceed 18” x 36”, or a maximum of three (3) square feet of display area.

(2) Building Identification Signs. Building identification signs shall be permitted in the following forms, provided that:

(a) Fascia Signs. Fascia signs shall be permitted provided that:

(i) For fascia signs mounted to an exterior wall:

- 1. Signs shall be mounted flat to a wall or the façade of a building.**
- 2. Fascia signs shall not exceed an area of one-half square foot per linear foot of building frontage; provided, however, that the aggregate size of such signs along a single façade shall not exceed an area of ninety (90) square feet. No more than one (1) such signs shall be permitted per each side of a building.**
- 3. No additional lighting shall be permitted for the illumination of plaques.**
- 4. Atmospheric lighting from the existing building lanterns shall be the preferred lighting source; however, internally lit signs within an enclosed lamp may be permitted by the Planning Director. Fluorescent lights shall not be permitted. In addition, external sign lighting may be allowed as part of the sign assembly if approved by the Planning Director. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.**
- 5. The use of reversed silhouette or “cut-out” letters is encouraged to reduce glare where internal lighting is applied.**

(ii) Painted Fascia Signs. Fascia signed painted on an exterior wall shall be permitted provided that:

- 1. Painted signs shall be limited to no more than three (3) colors.**
- 2. Color palettes shall be neutral and complimentary to building to which they are being applied.**
- 3. Painted signs shall not exceed a maximum of 350 square feet of display area, and shall be limited to one (1) painted sign per side of building. Additional sign lighting may be allowed if approved by the Planning Director during the sign review process. If permitted by Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.**
- 4. Painted signs shall only be permitted when painted on buildings rated as non-historic.**

(b) Roof Mounted Signs. Roof mounted signs shall be permitted provided that:

- (i) Only one (1) roof mounted sign shall be permitted in the District.**
- (ii) The roof mounted sign shall not advertise an individual business or service and shall only be**

indicative of the Plant Riverside District.

(iii) The roof mounted sign shall not exceed 7' x 20', or a maximum of one-hundred and forty (140) square feet of display area.

(iv) The roof mounted sign shall be composed of individual letters supported on a frame. No solid backgrounds shall be permitted.

(v) The roof mounted sign shall be single color, both when lit and when not lit.

(vi) Integrated lighting, including neon, shall be permitted. Exposed fluorescent lighting shall not be permitted.

(vii) External sign lighting may be allowed if approved by the Planning Director during the sign review process. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.

(3) Principal Use Signs. Principal use signs shall be permitted provided that:

(a) One principal sign per use. One principal use sign shall be permitted for each business establishment in the District. One such sign may be mounted or erected or as a fascia sign, or one such sign may be erected as projecting sign. Where a business establishment fronts more than one street or pedestrian walkway providing access to the establishment, one principal use sign for each such frontage providing access shall be permitted. In addition to the principal use sign, supplemental identification signs, not exceeding an aggregate sign area of five (5) square feet shall be permitted adjacent to the entrance of each principal use. Such supplemental identification sign shall be limited to providing the trade name or logo of the establishment and shall be mounted or attached flat against the building.

(b) Fascia Signs. Fascia signs shall be permitted provided that:

(i) For fascia signs mounted to an exterior wall:

1. Signs shall be mounted flat to a wall or the façade of a building.

2. Fascia signs shall not exceed an area of one square foot per linear foot of building frontage; provided, however, that the aggregate size of such signs along a single façade shall not exceed an area of thirty (30) square feet of display area.

3. No additional lighting shall be permitted for the illumination of plaques.

4. Atmospheric lighting from the existing building lanterns shall be the preferred lighting source; however, internally lit signs within an enclosed lamp may be permitted by the Planning Director. Fluorescent lights

shall not be permitted. In addition, external sign lighting may be allowed as part of the sign assembly if approved by the Planning Director. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.

5. The use of reversed silhouette or “cut-out” letters is encouraged to reduce glare where internal lighting is applied.

(c) Projecting Signs. Projecting signs shall be permitted provided that:

(i) Projecting signs shall be coordinated with the architectural façade and shall be mounted to a surface perpendicular to the sign’s surface.

(ii) The lowest point of the projecting sign shall not be less than ten (10) feet above the established sidewalk.

(iii) The outer edge of the projecting sign shall not extend more than three (3) feet from the building.

(iv) A maximum of two (2) colors per sign shall be permitted. In the case of corporate logos with official colors, sign design shall reduce color information to a range of tones.

(v) The projecting sign may be a hanging or fixed sign.

(vi) Projecting signs shall be less than twelve (12) inches thick and shall not exceed an area of one square foot per linear foot of building frontage; provided, however, that the aggregate size of such signs along a single façade shall not exceed an area of 30 square feet of display area.

(vii) Atmospheric lighting from the existing building lanterns is the preferred lighting solution; however, internally lit signs with an enclosed lamp shall be permitted. Exposed fluorescent shall not be allowed.

(viii) Additional external sign lighting shall be allowed if permitted by the Planning Director. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District. The use of reversed silhouette or “cut-out” letters shall be required to reduce glare where internal lighting is applied.

(4) Under-Awning and Canopy Signs. Under canopy and canopy signs shall be permitted provided that:

(a) Signs shall hang from the canopy itself or shall be mounted to the wall.

(b) If signs are hung below the canopy, signs shall be oriented perpendicular to the building face.

(c) Signs in the form of individual letters shall be permitted

if attached to the vertical face of the canopy or as cut-out lettering above or below the vertical edge of the canopy.

- (d) Under-awning signs attached to the underside of the canopy or awning shall be allowed for each principal entrance providing access within the District.
- (e) Under-awning signs shall not be less than eight (8) feet above the sidewalk.
- (f) Under-awning signs shall not be less than one (1) foot from the outer edge of the canopy.
- (g) Under-awning signs shall not exceed 36" x 48", or a maximum of twelve (12) square feet per display area for under-awning signs located adjacent to the entrance of commercial, restaurant, or retail space within the District.
- (h) Canopy signs that are not located adjacent to the entrance of commercial, restaurant, or retail space within the District shall not exceed a size of more than one square foot of sign face per linear foot canopy or awning, or a maximum of twenty (20) square feet of display area. Signs on opposite ends awnings shall be considered one single sign. Only one (1) canopy sign of such size shall be permitted per side of a building within the District.
- (i) Individual letters or symbols not to exceed six inches indicating a primary use, address, or an exit/entrance, painted, stenciled, or otherwise applied directly to any awnings or canopies vertical face or edge shall be exempt from this provision.
- (j) Signs shall not items offered for sale and telephone numbers shall not be permitted on an under canopy or canopy sign.
- (k) Atmospheric lighting from existing building lanterns is preferred as the lighting source. Internally lit signs with an enclosed lamp shall be permitted. Exposed fluorescent lights shall not be permitted.
- (l) Entirely back-lit plastic panels shall not be allowed. Opaque metal panels with internally lit letters shall be permitted. The use of reversed silhouette or letters "cut-out" of a solid opaque field shall be required to reduce glare when backlighting is utilized.
- (m) Additional external sign lighting may be allowed as part of sign assembly if approved by the Planning Director. If permitted by the Planning Director, only small, discreet lighting with shielded light sources and a color temperature between 2500k and 3500k shall be utilized in the District.
- (n) The location, specific dimensions, and quantity of under-awning or canopy signs shall be controlled by the Sign Masterplan.
- (5) Window and Transom Signs. Window and transom signs shall be permitted provided that:

 - (a) If transoms are divided into multiple panels, designs shall accommodate the vertical divisions of the

transom.

(b) Only one (1) window sign shall be permitted per window.

(c) Each window sign may only cover up to ten percent (10%) of the glass area.

(d) A maximum of two (2) colors shall be allowed for all graphic applied to a window. In the case of official corporate logos with multiple colors, signs designs shall reduce color information to a rate of tones for clarity and simplicity.

(e) All window and transom signs shall be removable.

(f) Transom signs may cover up to one-hundred percent (100%) of the transom if it complies with the following conditions:

(i) a single field of color or material is used as a background;

(ii) the letters are represented as negatives in the field or as figures of contrasting color;

(iii) the letters do not occupy more than ten percent (10%) of the entire window assembly. Small, discreet lighting with shielded light sources shall be required with a color temperature between 2500k and 3500k.

(6) Directory Signs. Directory signs shall be permitted provided that:

(a) Directory signs shall be freestanding signs indicating wayfinding, businesses, events or other related district information and shall be operated, controlled and maintained by the SRD, LLC or its successors or assigns.

(b) Directory signs may include internal lighting, and may solely display maps, graphics, and locators, or information related to features of the district

(c) Directory signs shall be divided identified as either Primary Directory Signs or Wayfinding Directory Signs.

(d) Primary directory signs shall not exceed eight (8) feet in height and no face of a directory sign shall exceed thirty-two (32) square feet of display area. There shall be no more than two (2) primary directory signs permitted in the District.

(e) Wayfinding directory signs shall not exceed eight (8) feet in height and no face of a directory sign shall exceed sixteen (16) square feet of display area. Locations and quantity of wayfinding directory signs shall be identified in a Sign Masterplan approved by the Savannah Downtown Historic District Board of Review.

(f) Digital or interactive media displays integrated into directory signs shall be prohibited.

(7) Bus stop, trolley, or public transportation bench signs.

[Reserved.]

(8) Signs within the public right-of-way. Signs within the public right-of-way shall be required to obtain an encroachment license from the City of Savannah.

ii. Location, Specific Dimensions, and Quantity of Signs within the District.

The location, specific dimensions and quantity of signs shall be controlled by the Sign Masterplan as approved by the Savannah Downtown Historic District Board of Review.

iii. Variance. Any variance to this Ordinance shall be submitted to the Zoning Board of Appeals.

i. ~~m.~~ **Other Special Sign District Boundaries**

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Article 13.0 Abbreviations and Definitions

Sec. 13.2 Defined Terms, General

See [the following sections for additional defined terms](#): ~~Section~~ 13.3 for definitions relating to wireless communications facilities; ~~See~~ ~~Section~~ 13.4 for definitions relating to signs; ~~See~~ Sec. 13.5 for definitions relating to historic overlay districts and historic properties.

Inn: A lodging establishment for transient guests for six (6) to 15 guest rooms. Must be owner-occupied or provide 24-hour, 7 days a week onsite staff. Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is a separate principal use and must be an allowed use in the base zoning district. Any on-premise use that is accessible only by ~~hotel~~ [inn](#) guests is an accessory use.

Services, general: An establishment generally providing personal, business, or financial assistance to customers where tangible products are not customarily or principally produced or sold ~~—~~, [unless they are created or customized on an individual basis to customer specifications. Display of sample products may be permitted.](#) This shall not include any other use identified in Sec. 5.4, Use Table.

Sec. 13.5 Defined Terms, Historic

The following definitions are, [primarily](#) specific to historic overlay districts and historic property overlay districts and are in addition to the definitions in Sec. 13.2 Defined Terms, General. Where the same or similar definitions exist, the definitions of this Section shall govern.

Active Use: For the purposes of this subsection, an active use is considered to be an allowed use under the zoning ordinance for a property that is open to and provides a sustained, regular activity or service for the general public (~~i.e.~~ [including, but not limited to](#), restaurant, retail, office, gallery), and ~~similar uses~~), maintains individual primary exterior entrances. Uses intended primarily for the buildings' occupants, such as meeting rooms, internal offices, hallways, storage areas, recreational facilities not open to the general public, etc., or are accessed primarily from the interior, are not considered active uses. [A lobby shall be considered an active use provided that it is limited in area as determined in the Large-Scale Development standards.](#)

Green Roof: See City of Savannah Green Roof Ordinance (Section [8-1175 through 8-1178](#)).

Large ~~s~~Scale ~~d~~Development: Development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel or is four stories or greater in ~~'R'~~ [D-R and D-N](#) zoning districts or is five-stories or greater in all other zoning districts. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

Primary ~~f~~Façade: In the context of an existing building and new construction, the façade on which the primary pedestrian entrance is located. For new construction, the [orientation of the](#) façade must be consistent with the primary façades of [the majority most](#) of contributing structures [within the visually related historic context.](#) ~~on a block and immediately adjacent blocks.~~ For buildings on corner lots, the building may have two primary façades. In areas which feature both residential and commercial uses, the primary façade shall be consistent with the primary façades of similar uses.

SECTION 2: 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 ____ day of _____, 2019, 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: _____, 2019.

MAYOR

ATTEST:

CLERK OF COUNCIL

FILE NO.: 19-004410-ZA

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