

AN ORDINANCE
TO BE ENTITLED

AN ORDINANCE TO AMEND SECTIONS 5.4 PRINCIPAL USE TABLE, 8.4.32 RESTAURANTS, 8.7.24 ACCESSORY ALCOHOL SALES OF CHAPTER 3, ZONING, OF PART 8, PLANNING AND REGULATION OF DEVELOPMENT, OF THE CODE OF THE CITY OF SAVANNAH, GEORGIA TO REVISE THE DEFINITION OF “STUCCO” AND CLARIFY “TRUE STUCCO” WITHIN FOUR HISTORIC OVERLAY DISTRICTS; 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 lawful authority thereof:

SECTION 1: That Division II, Part 8, Planning and Regulation of Development, Chapter 3, Zoning (Effective September 1, 2019) of the Code of the City of Savannah, Georgia hereinafter be referenced as “Code”, be amended to read as follows:

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 Text to be repealed shown in strikethrough.

Section 5.4 Principal Use Table

PRINCIPAL USES	OI	OI-T	OI-E	Use Standards
Restaurants	<u>L</u>	<u>L</u>	<u>L</u>	Sec. 8.4.32, Sec. 8.7.24, and Sec. 7.14

8.4.32 Restaurant

- a. In the D-R zoning district, the hours of operation shall be limited to between 7:00 a.m. and 11:00p.m.
- b. In the D-N zoning district, the hours of operation shall be limited to between 6:00 a.m. to 12:00 a.m.
- c. The restaurant must be located on a street classified as a collector or arterial (as identified in Appendix A-1), unless such use existed prior to the Effective Date of this Ordinance. **Restaurants in the OI, OI-T, and OI-E districts are exempt from this condition.**
- d. **Restaurants shall be permitted by right in zoning districts OI, OI-T, and OI-E under the following conditions:**
 - i. **Within the identified districts, restaurants shall be allowed within existing buildings only.**
 - ii. **Required parking shall be 5 spaces per thousand square feet for restaurants over 3,000 square feet in gross floor area.**

- iii. Drive-thru restaurants shall be prohibited.
- iv. The hours of operation shall be limited to between 6:00 a.m. to 9:00 p.m.
- v. Prohibited in the Alcohol Density Overlay Districts.

8.7.24 Accessory Alcohol Sales

a. **Accessory Sales of Beer and Wine by the Package**

Such use shall only be permitted in the TC-1, TC-2, D-C, D-CBD, D-W, D-X, B-N, B-C, B-M, IL-T and I-L zoning districts, except where prohibited by Section 7.14, Alcohol Density Overlay District.

b. **Accessory Alcohol Sales by the Drink in Association with a Restaurant**

- i. Such use shall be permitted by right in the TC-2, D-N, D-C, D-CBD, D-W, D-X, B-N, B-C, B-M and IL-T zoning districts, except where prohibited by Section 7.14, Alcohol Density Overlay District.
- ii. Such use shall be permitted in the TN-2 (corner lot), TC-1, D-R, **OI, OI-T, and OI-E** zoning districts only with a Special Use Permit.
- iii. Alcohol sales are limited to on-premises consumption only.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance effective the 1st of September 2019, 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 4th of November 2022, 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: _____ day of _____ 2022.

 Van R. Johnson, II
 Mayor

ATTEST:

Mark Massey
Clerk of Council