

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, PERTAINING TO THE CREATION OF A PLANNED UNIT DEVELOPMENT DISTRICT FOR SAVANNAH HARBOR PARCEL 5; AND 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 amended as follows:

Note: Text to be enacted is shown in blue, bold, and underlined. Text to be repealed is shown in red, bold, and double strikethrough.

Article U. Savannah Harbor – Parcel 5 Planned Unit Development.

Sec. 8-XXXX. Established.

The Savannah Harbor – Parcel 5 Planned Unit Development (Savannah Harbor – Parcel 5 PUD) is hereby created to establish a clear framework of development standards and a zoning district which allows for a specific planned approach to allow for a true mixture of uses on the property. The Savannah Harbor – Parcel 5 PUD will be a continuation of the larger development effort that has been occurring on Hutchinson Island since the 1990's known as the Savannah Harbor Master Plan. The standards included herein are needed in order to develop in an urban manner that closely mimics the patterns of Downtown Savannah. The deviations from the typical zoning standards are necessary to create a place where activated, lively, human scaled, and oriented public realms are the focus.

Sec. 8-XXXX. Control.

The property owner, Savannah Harbor Partners, LLC (SHP LLC), who shall be the declarant under the Declaration of Covenants and Restrictions for the Parcel 5 development shall be the master developer for the PUD. SHP LLC, or any subsequent master developer under the declaration, may transfer or assign the role of master developer to another entity. Should SHP LLC or any subsequent master developer transfer or assign its role as master developer to another entity, then such party shall provide the City of Savannah and the Metropolitan Planning Commission with notice of such transfer or assignment, and evidence of such transfer shall be recorded in the land records for Chatham County, Georgia.

The Master Plan refers to Exhibit A “Parcel 5 Hutchinson Island Master Plan” dated February 2019.

Sec 8-XXXX. General Provisions.

- (1) **Conflicts.** In the case of any conflict between a specific regulation set forth in this Section and any regulation set forth elsewhere in this Chapter or this Code, the regulation in this Section shall apply unless expressly prohibited.
- (2) **References.** All references to Code Sections in this PUD refer to the City of Savannah

Zoning Ordinance in existence as of the effective date of this Section. Amendments to the City of Savannah Zoning Ordinance referenced herein shall not amend this ordinance unless specifically so amended.

(3) **Measurements.** All measurements shall follow the standard required by this Chapter unless otherwise specified below:

- i. *Residential Density.* Density shall be measured as the required area of land per dwelling unit for a given housing type, if any, divided by the total lot area. Density shall not exceed the maximum density permitted by block as shown on the Master Plan.
- ii. *Building Setbacks.* The setback for any principal use building, unless specified elsewhere by this Section, shall be from the property line. Accessory buildings shall comply with Sec. 8-3011 of the Savannah Zoning Ordinance, location of accessory uses or buildings.
- iii. *Height.* The height of any building shall be measured as the vertical distance from the average finished grade adjoining the building to the highest point of the roof. The permitted height for all buildings shall be as shown on the Master Plan. Rooftop structures, including church spires, cupolas, chimneys, tanks and supports, parapet walls not more than four (4) feet high, stairway and elevator enclosures, and heating and air conditioning apparatus, shall not be considered part of the roof when measuring the height of a building.

Sec. 8-XXXX. Modifications and Variances to the Adopted PUD.

Standards that are specific to the Savannah Harbor – Parcel 5 PUD may be modified, as provided in Article R (d)(1) below by the Metropolitan Planning Commission.

(1) **Modifications.** Modifications are classified as major or minor. The classification of the modification will determine the type of review.

i. *Major Modifications Permitted.*

Major modifications require review and approval by the Metropolitan Planning Commission and are limited to the following:

- a. *Development Standards.* Any development standard that is specific to this PUD where the minimum requirement, if any, is proposed to be reduced by 10 percent or more, or where the maximum requirement, if any, is proposed to be exceeded by 10 percent or more.
- b. *Parking.* A reduction in the number of parking spaces required by this Section.

ii. *Minor Modifications Permitted.*

Minor modifications require review and approval by Metropolitan Planning Commission staff. In the event that a minor modification is denied by the Metropolitan Planning Commission staff, then the matter shall be deemed a major modification and reviewed by the Metropolitan Planning Commission.

Minor modifications are limited to the following:

- a. *Development Standards.* Any development standard that is specific to this PUD where the minimum requirement, if any, is proposed to be reduced by less than 10 percent, or where the maximum requirement, if any, is proposed to be exceeded by less than 10 percent.
- b. *Buffers.* Any buffer standard that is specific to this PUD where the minimum requirement, if any, is proposed to be reduced by less than 10 percent, or where the maximum requirement, if any, is proposed to be exceeded by less than 10 percent.
- c. *Street relocation.* Any relocation of a street, road or lane shown on the Master Plan or any addition of a street, road or lane not shown on the Master Plan shall be submitted to the Metropolitan Planning Commission as a Site Development Plan and submitted for approval pursuant to Section 8-3033.
- d. *Subdivision.* Any subdivision or recombination of lots shall be submitted to the Metropolitan Planning Commission as a Site Development Plan and submitted for approval pursuant to Section 8-3033.

Sec. 8-XXXX. Variances.

A denial of a decision by the Metropolitan Planning Commission with respect to matters described in subsection (d) (1) of this PUD may be appealed to the Board of Appeals and the variance process shall follow the procedure established in Article H (Board of Appeals).

Sec. 8-XXXX. Site Development Plan.

A Site Development Plan shall be required for each proposed development within the PUD which shall be consistent with the Master Plan. The criteria for submittal shall be the same criteria as set forth in the Planned Unit Development District pursuant to Section 8-3033. Any Site Development Plan submitted to the Metropolitan Planning Commission must be accompanied with a written approval from the master developer.

Sec. 8-XXXX. Administration and Enforcement.

Administration and enforcement of this Section by the City of Savannah shall follow the process described in Article G (Administration and Enforcement) of this Chapter.

In connection with the adoption of the PUD, SRL shall execute and record a Declaration of Covenants and restrictions (“Declaration”) in the land records of Chatham County, Georgia which shall:

- (1) Create a governing authority for the approval of design guidelines created under the Declaration; and
- (2) Provide for the enforcement of such design guidelines.

Sec. 8-XXXX. PUD Master Plan.

(1) Blocks.

The PUD zoning plan establishes a modified block and grid pattern that sets up a framework of areas that will be open to the public (streetscapes, pedestrian plazas, promenades, parks and other open spaces) and the private mixed use development blocks. Uses allowed within the PUD zoning plan are established in subsection (h). The PUD

master plan is provided on the last page of this Section.

(2) Modification to the Approved PUD Zoning

Any change to the approved master plan except for matters described in subsection (d) of this PUD shall require approval by the Mayor and Aldermen.

Sec. 8-XXXX. Street Sections.

The intent of this PUD is to create a development that utilizes an urban street section, which will include on-street parking, street trees within the rights-of-way, and sidewalks. See Table 1 below for the dimensional standards of the internal streets within the PUD, which shall be considered minimums and may be increased. For any condition that may exist in the future that these standards do not address, the design standards for such elements will be as mutually agreed to between the master developer and the City of Savannah.

TABLE 1 BOULEVARD AND STREET STANDARDS (1)					
Type	Parking	Minimum Right-of-Way Width (ft) (1)	Lane Width (ft) (2)	Parallel Parking Width (ft) (2)	Pedestrian and Tree Zones (ft) (3)
Entry Boulevard (Two Lanes each direction with median and no parallel parking)	No Parking	88 ft	11 ft	n/a	12 ft Center Median 16 ft Tree Planting and Sidewalk / Pedestrian zone
Typical Internal Street (Two Lanes)	One Side Two Side	48.5 ft 56 ft	10 ft 10 ft	7.5 ft 7.5 ft	10 ft Tree Planting and Sidewalk / Pedestrian zone

1. In order to accommodate existing conditions and other potential constraints, all sections may be amended upon approval of appropriate City Departments.
2. Lane and parallel parking space widths are to the inside face of a vertical curb. Dimensions above assume a 6" vertical curb. Should section change to a curb with concrete gutter section, the width of the gutter will be considered as included in the lane or parking space widths.
3. Curb headers and pedestrian crossovers are allowed within the tree yards. Also, tree wells may be used in lieu of tree lawns where large volumes of pedestrian traffic are expected and wider sidewalk widths are necessary, or, where underground utilities or parking structures make providing for tree lawns impossible. (see City of Savannah – Tree Lawn Compliance and Policy Manual)

Sec. 8-XXXX. Permitted and Prohibited Uses.

(1) Permitted Uses. Table 2 identifies the uses that are permitted within Savannah Harbor – Parcel 5 PUD. Any use not specifically listed is expressly prohibited unless the City

Manager or his/her designee determines that the use is similar to a permitted use. Some uses may include use conditions.

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Residential Types:			
One-family dwelling:			
a. Detached	X	--	--
b. Semidetached or end-row	X	--	--
c. Attached or row	X	--	--
Two-family dwelling:			
a. Detached	X	--	--
b. Semidetached or end-row	X	--	--
c. Attached or row	X	--	--
Multifamily dwelling	X	--	--
Upper Story residential dwelling above non-residential use	X	--	--
Lodging Facilities:			

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Hotel or apartment hotel	X	--	--
College dormitory	X	--	--
Apartment building used by a college (mixed use)	X	--	--
Inn	X	--	--
Bed and breakfast	X	--	--
Short-term vacation rental / Timeshare	X	--	See Section 3025 (a) (use 14a) and Section 3025 (b)(use 9d)
Religious Facilities:			
Place of worship	X	--	--
Community Facilities:			
Colleges and universities	X	--	--
Eleemosynary or philanthropic institution	X	--	--

TABLE 2: PERMITTED USES AND USE STANDARDS
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	Blocks A to L	Open Space and Public Use Areas	Conditions
Public uses	X	X	--
Including, but not restricted to libraries, fire and police stations, park and recreation facilities.			
School, public or private (K–12)	X	--	--
Cultural facilities	X	--	--
Art galleries, museums, legitimate theaters, Libraries, Amphitheaters and other facilities of a similar nature.			
Club or lodge	X	--	--
Day nurseries and kindergartens	X	--	See 8-3025 (a), Use 22 (a)
Child care center	X	--	--
Adult day care center	X	--	--
Assisted Living, Independent Living, Skilled Nursing, Continuing Care or similar use	X	--	--
Child sitting center	X	--	--
All appropriate licenses from the Georgia Department of Human Resources shall be obtained by the applicant prior to receiving an occupancy permit.			

TABLE 2: PERMITTED USES AND USE STANDARDS
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	Blocks A to L	Open Space and Public Use Areas	Conditions
Agriculture:			
Greenhouse and plant nursery	X	--	--
Urban Farming / Agriculture	X	--	See Below
Provided all regulations as to animal control that exist in the City of Savannah code are adhered to.			
Animal Care:			
Animal grooming establishment	X	--	See Below
Provided, that such establishments shall not board animals overnight.			
Recreation:			
Amusement or recreational activities carried on wholly within a building, including theater, billiard parlor, dance hall, and activities of a similar nature.	X	--	--
Electronic, video or mechanical amusement game arcade (excluding movies, film or photographic machines)	X	--	--
Outdoor events (Festivals, concerts, trade shows, or other similar events)	X	X	--
Retail Sales and Services:			

TABLE 2: PERMITTED USES AND USE STANDARDS
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	Blocks A to L	Open Space and Public Use Areas	Conditions
Animal services, indoor	X	--	--
Convenience Store	X	--	--
Food stores and drugstores	X	--	--
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.			
Sale of beer and wine by the package.	X	--	--
Plant and produce shops	X	--	See Below
Provided that a site plan shall be submitted and approved under the provisions of section 8- 3031. The design and location of any outdoor sales and storage activity shall be permitted only in conformance with the approved site development plan.			
Personal service (General Services)	X	--	--
Clothing stores and dry goods	X	--	--
Home furnishing and hardware	X	--	See Below
Appliance store, hardware store, paint store, appliance repair, sporting goods store, furniture store, and stores of a similar nature; provided, that, unless permitted in these regulations, an incidental storage yard shall be only permitted subject to the following			

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
provisions:			
a. A site plan shall be submitted to and approved by the MPC under the provisions of section 8–3031 herein, prior to the establishment of a storage yard. Provided that the MPC may require a minimum eight-foot-high, solid, architecturally compatible with the area and finished masonry fence with supplemental landscaping established along the exterior of the fence.			
b. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.			
Specialty shops	X	--	--
See Sec. 8–3002 – Definitions			
Craft shops	X	--	--
Gift shops which produce goods used for special orders and/or for sale in specialty craft shops.			
Office, general	X	--	--
Banks, office buildings, loan agencies, professional offices, business offices, and facilities of a similar nature.			
Office, medical	X	--	--

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Mixed use, nonresidential	X	--	--
Mixed use, residential	X	--	--
Janitorial services contractor	X	--	See Below
Provided that:			
a. Cleaning chemicals shall not be stored on a site occupied by a residential dwelling.			
Department stores	X	--	--
Confectionery	X	--	--
Microbrewery / Craft distillery	X	--	--
Sale and display of monuments and stones	X	--	See Below
Provided sale and display are conducted wholly within the confines of the building.			
Unclassified Retail Sales and Services:			
Photography studio	X	--	--

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Taxi, public transit, motor coach and tour vehicle stands	X	--	See Below
Provided that the use shall first be authorized by the mayor and aldermen as set forth in section 6-1421 of the City Code, for the site in question.			
Ice Vending Unit	X	--	See Below
a. Such units shall not be less than 30 nor more than 250 square feet in size, and shall be considered principal use structures.			
b. Such units shall only be allowed on a site occupied by another principal use; and further, such units shall be located immediately adjacent to the other principal use as allowed by applicable building codes and ordinances.			
c. No ice vending unit shall be located on or in required parking spaces.			
d. Ice vending units shall provide a minimum of two off-street parking spaces.			
e. Signage shall be permitted on any two sides of the unit only and shall not exceed one square foot for each lineal foot of unit wall as measured along the longest wall. In no case shall permitted signage exceed 20 square feet per side.			
f. Only one ice vending unit shall be allowed on any single parcel.			
g. An ice vending unit shall not be located within a 300 foot radius of an existing ice vending unit.			

TABLE 2: PERMITTED USES AND USE STANDARDS
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	Blocks A to L	Open Space and Public Use Areas	Conditions
h. Ice vending units must be located no more than 5 feet from the principal use structure.			
i. Any ice vending unit must be at least 100 feet, any direction, from any residential property and in any case must be screened and not visible from an adjacent residential property.			
j. A trash receptacle within a minimum capacity of at least 30 gallons shall be placed adjacent to each ice vending unit owner. Such receptacle shall be properly maintained and emptied by the ice vending unit owner or their designee at least once every two (2) days. The suitability of the receptacle shall be approved by the Sanitation Director or their designee.			
k. Ice vending units shall comply with the Requirements of the Noise Disturbance Ordinance of the Code of Savannah.			
l. By receipt of permit, the owner shall authorize the City of Savannah to remove any ice vending unit upon abandonment or discontinuation of use after a period of forty-five (45) consecutive days as determined by the Building Official. If removed at the City's expense, a lien shall be placed on the ice vending unit and charged to the owner. Adopted 09/10/09			
Post-secondary schools	X	--	--
Vocational and technical schools	X	--	--
Teaching of music, voice, and dance, and studios for the same	X	--	--

TABLE 2: PERMITTED USES AND USE STANDARDS
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	Blocks A to L	Open Space and Public Use Areas	Conditions
Restaurants:			
Restaurant, sit-down or cafeteria, which serves alcoholic beverages	X	--	--
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X	--	--
Food Trucks, Sidewalk Vendors, etc.	X	X	--
Cocktail lounges, taverns	X	--	--
Package store	X	--	--
Nightclubs	X	--	--
Fast-food	X	--	--
Catering services	X	--	--
Automobile and Boat Sales and Services:			
Marine Fuel station	X	X	--
Indoor car wash	X	--	--

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Boat sales, service or rentals	X	--	See Below
No repair, maintenance, service, storage or parts and/or damaged boats shall be established on a lot which is either adjacent to or directly across the street from any Residential use unless such activity is conducted entirely within an enclosed building which is not less than 150 feet from any residential structure unless specifically approved by the MPC under the provisions of section 8-3031.			
Bicycle and moped sales and service	X		See Below
All service, storage, or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which such facilities are located, and no outside storage or dismantled vehicles shall be permitted.			
Automobile parking lot or parking garage. May include gasoline pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility).	X	--	--
Automobile parking lot or parking garage. Not including gasoline pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility).	X	--	--
Automobile storage garage	X	--	--
Laboratory:			
Laboratory serving professional requirements, dentists, medical, etc.	X	--	--

TABLE 2: PERMITTED USES AND USE STANDARDS
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	Blocks A to L	Open Space and Public Use Areas	Conditions
Experimental laboratory	X	--	--
Design shop and testing of new products (as a secondary use)	X	--	See Below
Provided the following provisions shall apply:			
a. The operation of such use shall be an integral function of a principal office use and shall occupy not more than 25 percent of the floor area of the building in which such office use is located.			
b. Such use shall be in an enclosed area that has a sound transmission class rate (STC) as set forth in "Architectural Graphics Standards" of not less than 52.			
c. Such use shall not generate any noise, dust or odor as measured along any adjacent property line.			
d. There shall be no outdoor storage of materials, scraps, or finished products.			
e. No manufacturing or fabrication of finished products for sale shall be produced on the property.			
Equipment Sales, Grain Sales, Repair:			
Feed and grain sales and storage	X	--	--
Locksmith, gunsmith and similar activities	X	--	--

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Building Materials:			
Building contractor and related construction contractors	X	--	See Below
Provided that outdoor storage of materials and construction equipment shall not be permitted unless otherwise permitted in this district, and provided that the prefabricating of construction parts such as ventilating ducts and eaves shall not be permitted unless otherwise permitted in this district except where such prefabrications work shall be conducted entirely within a building, shall require no outdoor storage of materials, scrap or finished product, shall generate no noise, dust or odor beyond the confines of the building and shall only be incidental to the contracting activity.			
Transportation, Storage, Wholesaling:			
Fur storage vaults	X	--	--
Self-storage mini warehouse	X	--	See Below
Provided that:			
a. A mini-warehouse site shall not be less than 0.75 acres nor exceed four acres.			
b. Site Plan: The proposed site development plan shall be reviewed under the provisions of section 8-3031 (Planned Development District).			
d. Building Exterior:			

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
1. The exterior walls of a self-storage mini-warehouse structure shall consist of textured or split-face block, brick, or real stucco over concrete block. Other materials may be acceptable for exterior walls if the MPC determines that visual compatibility with the surrounding development can be achieved with the use of such other materials.			
2. Self-storage mini-warehouses shall be constructed in a manner that would prevent the flow of water from the roof of the structure onto the walls of the structure. The use of eaves to direct water away from the structure is highly recommended; however, other construction methods such as a gutter system or parapet wall shall also be considered where allowed by all applicable building codes.			
e. Storage: All storage shall be within an enclosed building. However, accessory outdoor storage of boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles may be allowed provided that such storage is not visible from a public right-of-way or a residential use.			
f. Signage: No animated or neon or flashing signs shall be allowed. Only one principal use sign per street frontage shall be allowed.			
g. Prohibited activities: Except as provided herein, the following activities shall be prohibited on the premises:			
1. Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage mini-			

TABLE 2: PERMITTED USES AND USE STANDARDS
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	Blocks A to L	Open Space and Public Use Areas	Conditions
warehouse complex may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of Georgia regulations.			
2. Servicing, repair, or fabrication or motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.			
3. Operation of a transfer-and-storage business.			
4. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use.			
5. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.			
6. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials; and			
7. Habitation of storage units by humans or animals.			
Commercial charter or sightseeing watercraft facilities	X	X	--
Marina	X	X	--
Marine supply and service facility	X	X	--

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Accessory storage buildings	X	--	See Below
Provided that:			
a. Such uses shall be adjacent to, on the same lot as, or across the street from the principal business.			
b. There shall be no outdoor storage of any material.			
c. Shipping containers and truck trailers shall not be permitted as accessory storage buildings.			
Incidental outdoor storage	X	--	See Below
a. Provided that the storage area shall be adjacent to, on the same lot as, or across the street from the principal use.			
b. No materials shall be stacked or stored above a height that can be seen from outside the fenced area.			
Indoor recycling collection center	X	--	See Below
a. All activities and storage of materials shall be conducted within an enclosed building.			
b. All material shall be stored and sorted on dry impervious surfaces and shall be protected from exposure to moisture.			
Signs:			

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Principal use sign	X	--	
Separate use sign	X	X	See Below
See section 8-3112 Sign Permits – Required, Subsection l. Sign Standards, (1-12)			
Incidental Uses:			
Incidental use sign	X	--	See Below
See section 8-3112 (d) or special sign districts provisions.			
Bus stop bench signs	X	--	See Below
Provided such use shall be permitted only at official Chatham Area Transit (CAT) bus stops and shall be permitted only by contract with the city. Such use shall also comply with the provisions of section 8-3112 "Sign Permits – Required," Subsection (u), "Bus Stop Bench Signs."			
Home occupation	X	--	
Accessory uses	X	--	
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24- month period.			

TABLE 2: PERMITTED USES AND USE STANDARDS
(X= Permitted and -- = Not permitted or No Condition)

	Blocks A to L	Open Space and Public Use Areas	Conditions
Incidental waterfront uses such as docks, piers, refueling facilities, and pumps	X	X	

(2) Prohibited Uses and Activities. The following uses and activities are not permitted:

- i.** Drive-thru facilities for any use.

(3) Use Conditions.

- i.** Convenience Store / Fuel Station.

- a.** The fuel canopy shall conform to the setback requirement of the block district but can be no closer than 15 feet to any side or rear property line.
- b.** The only portion of the canopy that can be backlit is the area behind any canopy signage.

- ii.** Temporary Uses. The following uses are permitted on a temporary basis and shall not require approval pursuant to Section 8-3025(a):

- a.** Construction offices and construction storage units during the time of active construction;
- b.** Outdoor weddings, receptions and meetings;
- c.** Recreational activities;
- d.** Outdoor events permitted by the master developer;
- e.** Food trucks;
- f.** Religious services; and
- g.** The sale of seasonal plants and produce.

Temporary uses are subject to the temporary use requirements of Sec. 8-3025(a).

Sec. 8-XXXX. General Development Standards.

The following general development standards are specific to the Savannah Harbor – Parcel 5 PUD and are in addition to the standards provided in this Chapter and elsewhere in this Code. Where there are two standards for the same general development standard, the standard in this Section shall apply.

(1) Open Space. A minimum of 20% open space shall be provided and may apply to the PUD in its entirety rather than to individual developments within the PUD. Open Space shall include areas identified as Open Space on the Master Plan, parks, plazas, playgrounds, courtyards, and other similar hardscaped and greenspace areas.

(2) Density. The number of dwelling units shall not exceed the number of units as shown on

the PUD master plan. There shall be no maximum for non-residential uses as long as the required development standards (parking, height, etc.) are met.

(3) Residential and Non-residential Development Standards.

Table 3: Development Standards							
Use	Density	Lot Size Per Unit (min)	Lot Width (min)	Yard Setbacks [3]	Building Lot Coverage (max)	Building Frontage on block (min)	Height
Single-family dwelling a. Detached b. Semi-detached c. Attached	See PUD zoning plan	a. 3,000 sf b. 1,750 sf c. 1,750 sf	Per Unit a. 30 ft b. 20 ft c. 20ft	For all development: [2] Front Yard: Min.: 0 ft & Max.: 12 ft	For all: 75%	N/A	45'
Two-family dwelling a. Detached b. Semi-detached c. Attached	See PUD zoning plan	a. 3,500 sf b. 1,750 sf c. 1,750 sf	Per Unit a. 30 ft b. 20 ft c. 20 ft	[1] Side Yard: Interior to Block Min.: 3 ft & Max.: N/A	For all: 75%	N/A	45'
Three and Four-family Dwelling	See PUD zoning plan	1,100 sf	30 ft	Side Yard: Corner Lot Min.: 0 ft & Max: N/A	75%	70% [2]	45'
Multi-family dwelling	See PUD zoning plan	None	N/A	Rear Yard: Min.: 5 ft & Max.: N/A	100%	70% [2]	See PUD zoning plan
Upper Story Residential	See PUD zoning plan	None	N/A		100%	70% [2]	See PUD zoning plan
Nonresidential	See PUD zoning plan	None	N/A		100%	70% [2]	See PUD zoning plan

[1] Sideyard requirements for single family dwellings, two family dwellings, and three and four family dwellings shall only apply to detached dwellings; otherwise, for semi-detached or attached dwellings there shall be no minimum requirement for side yard requirements and a maximum requirement shall not apply.

[2] All buildings shall have at least one required front yard setback. For buildings that front on multiple streets, the Owner shall determine which streets shall be identified as a front street.

[3] These standards apply only to internal streets (not to Resort Drive)

(4) Screening and Buffers. No external screening or buffering of properties adjacent to the PUD shall be required. However; the following standards will apply if the condition exists:

- i.* Where surface off street parking is visible from public or private streets or adjacent properties, a Type “G” buffer per Section 8–3066 will be required.
- ii.* All exterior trash receptacles shall be screened from public view on three sides and on the fourth side by a gate that screens the receptacles from view. The enclosure and gate should be made of materials compatible to that of the primary structure.
- iii.* Loading docks and truck parking shall be screened from public view using building mass, screen walls and/or landscaping.

(5) Off–street Parking and Service Requirements.

- i.* **Minimum Parking Requirements.** Off–street parking will be provided in accordance with the minimum standards in Table 4 below. The master developer or any subsequent applicants may provide parking at any of the series of rates in Table 4, provided that that party can demonstrate to the Zoning Administrator that requisite services to manage travel demand are in place for the development covered by the PUD, as discussed in Subsection (5). ii below.

Table 4: Minimum Off–Street Parking Requirements			
Use	A: Minimum Base Requirement	B: Minimum Requirement with One (1) Demand–Management Measure	C: Minimum Requirement with Two (2) Demand–Management Measures
One–family dwelling (all types)	None beyond parking in driveways and attached garages	None beyond parking in driveways and attached garages	None beyond parking in driveways and attached garages
Two–family dwelling (all types)	None beyond parking in driveways and attached garages	None beyond parking in driveways and attached garages	None beyond parking in driveways and attached garages
Multifamily dwelling	1.25 spaces per unit	1.25 spaces per unit	1.1 spaces per unit
Hotel or apartment hotel	0.7 spaces per room–key	0.7 spaces per room–key	0.65 spaces per room–key
College dormitory	0.5 spaces per bed	0.5 spaces per bed	0.5 spaces per bed
Apartment building used by a college	1.0 space per unit	0.9 spaces per unit	0.8 spaces per unit
Short–term vacation rental / timeshare	0.7 spaces per unit	0.7 spaces per unit	0.6 spaces per unit
Place of worship	1 space per 8 congregant seats	1 space per 8 congregant seats	1 space per 10 congregant seats
School, public or private	1.5 spaces per classroom	1.5 spaces per classroom	1.5 spaces per classroom
Cultural facilities	1.5 spaces per 1000	1.5 spaces per 1000	1.5 spaces per 1000

Table 4: Minimum Off-Street Parking Requirements

Use	A: Minimum Base Requirement	B: Minimum Requirement with One (1) Demand-Management Measure	C: Minimum Requirement with Two (2) Demand-Management Measures
	SF of display or exhibition space	SF of display or exhibition space	SF of display or exhibition space
Day nurseries and kindergartens	0.75 spaces per full-time staff position	0.75 spaces per full-time staff position	0.65 spaces per full-time staff position
Child care center	0.75 spaces per full-time staff position	0.75 spaces per full-time staff position	0.65 spaces per full-time staff position
Amusement or recreational activities carried on wholly within a building, including theater, billiard parlor, dance hall and activities of a similar nature	2.0 spaces per 1000 SF of leasable or activity space	1.8 spaces per 1000 SF of leasable or activity space	1.6 spaces per 1000 SF of leasable or activity space
Electronic, video or mechanical amusement game arcade excluding movies, film or photographic machines)	2.0 spaces per 1000 SF of leasable or activity space	1.8 spaces per 1000 SF of leasable or activity space	1.6 spaces per 1000 SF of leasable or activity space
Retail sales and services (all uses)	2.0 spaces per 1000 SF of leasable floor space	2.0 spaces per 1000 SF of leasable floor space	1.5 spaces per 1000 SF of leasable floor space
Photography Studio	2.0 spaces per 1000 SF of leasable floor space	2.0 spaces per 1000 SF of leasable floor space	1.5 spaces per 1000 SF of leasable floor space
Post-secondary schools	1.5 spaces per 1000 SF	1.5 spaces per 1000 SF	1.5 spaces per 1000 SF
Teaching of music, voice and dance, and studios for the same	1.5 spaces per 1000 SF	1.5 spaces per 1000 SF	1.5 spaces per 1000 SF
Restaurant, sit-down or cafeteria, whether or not	3.0 spaces per 1000 SF of leasable floor space	3.0 spaces per 1000 SF of leasable floor space	2.5 spaces per 1000 SF of leasable floor space

Table 4: Minimum Off-Street Parking Requirements			
Use	A: Minimum Base Requirement	B: Minimum Requirement with One (1) Demand-Management Measure	C: Minimum Requirement with Two (2) Demand-Management Measures
alcoholic beverages are served			
Cocktail lounges, taverns	2.0 spaces per 1000 SF of leasable floor space	1.8 spaces per 1000 SF of leasable floor space	1.6 spaces per 1000 SF of leasable floor space
Package store	2.0 spaces per 1000 SF of leasable floor space	1.8 spaces per 1000 SF of leasable floor space	1.6 spaces per 1000 SF of leasable floor space
Fast Food	1.0 space per 4 dining seats	1.0 space per 4 dining seats	1.0 spaces per 5 dining seats
Fuel station (without convenience retail)	0.5 spaces per fuel pump	0.5 spaces per fuel pump	0.5 spaces per fuel pump
Bicycle and moped sales and service	1.5 per 1000 SF of leasable floor space	1.5 per 1000 SF of leasable floor space	1.0 per 1000 SF of leasable floor space
Marina	No minimum requirement	No minimum requirement	No minimum requirement
Microbrewery / Craft Distillery	3.0 spaces per 1000 SF of leasable floor space	3.0 spaces per 1000 SF of leasable floor space	2.5 spaces per 1000 SF of leasable floor space

ii. Travel Demand Management Measures and Use of Minimum Parking Ratios Below Base Requirements.

Applicants may provide parking below the base requirements specified in Table 4 (specifically, those in Column A) if they can demonstrate that appropriate travel demand management (TDM) measures are in effect and are providing passenger transportation service at levels specified herein. Applicants demonstrating that one (1) of the following services is available to the PUD may provide parking at rates as specified in Column B of Table 4; applicants demonstrating that two (2) of the following services are available to the PUD may provide parking at rates as specified in Column C of Table 4.

The following measures will be considered acceptable forms of TDM suitable to reduce parking need:

1. A dock or landing for passenger ferry service with direct connection to the PUD district, and passenger ferry service to this dock or landing at a scheduled frequency of no less than every 30 minutes between the hours of 6:00 AM and 10:00 PM. This will also include signage and wayfinding suitable to guide ferry passengers to and from primary locations in the PUD

and to advise passengers of service schedules.

2. Bus or other transit service between the PUD and the Chatham Area Transit Hutchinson Island Intermodal Facility, with a minimum frequency of every 15 minutes, or on-demand service, between the hours of 6:00 AM and 10:00 PM.
3. Direct bus or shuttle service from the PUD to the Savannah central business district, which may include stops at the Joe Murray Rivers Intermodal Passenger Center on West Oglethorpe Street.

iii. Shared Parking Allowances.

Applicants may provide parking below the sum total of the minimum requirements for all uses, as calculated from Table 4 above, based on different uses sharing a set amount of parking when such combinations of uses have different levels of parking demand at different times of the day. Applicants may either use the computation method described for Table 5 below, or they may submit an independent study of shared parking calculation prepared by a licensed professional engineer or a certified planner.

- (1) *Calculation of spaces.* The number of shared spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
 - a. Multiply the minimum parking required for each individual use, as set forth in Table 4, Minimum Off-Street Parking Requirements, by the appropriate percentage indicated in Table 5, Shared Parking Calculations, for each of the six (6) designated time periods.
 - b. Add the resulting sums for each of the six (6) columns.
 - c. The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.
 - d. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.
- (2) *Other uses.* If one (1) or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 5, Shared Parking Calculations, as determined by the Zoning Administrator, then the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the Zoning Administrator shall determine the appropriate shared parking requirement, if any, for such uses.

Table 5: Shared Parking Calculations						
Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Office	5%	100%	5%	0%	10%	0%
Retail Uses, all types	0%	90%	80%	0%	100%	60%

Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Restaurant, all types	10%	70%	100%	20%	70%	100%
Residential, all types	100%	60%	100%	100%	75%	90%
Hotel Rooms	100%	50%	100%	100%	50%	100%
Hotel Restaurant	40%	60%	100%	50%	50%	100%
Meeting Space	0%	60%	100%	0%	75%	100%

iv. Off-site Parking

Required off-street parking may be provided on properties external to the PUD at a distance of no more than 1,300 feet from the use being served. The distance shall be measured using the shortest route of pedestrian access from the nearest point of the parking facility to the nearest public entrance of the building or use to be served.

Off-site parking may be provided for a specific use or shared with one or more uses provided that off-site parking area is not being used to be meet the required off-street parking requirement for any other use and that it is legally available. A parking facility agreement provided on a form established by the City of Savannah is required for off-site and/or shared parking. If approved off-site parking is to be eliminated, any required parking space(s) proposed elsewhere must be approved by the Zoning Administrator.

v. Use of On-street and Valet Parking for Off-Street Requirements

1. The following permitted uses may use on-street parking spaces within a distance of 800 feet of the principal use to meet up to all of their off-street parking requirements as specified in Table 4.

- a.* Food stores and drugstores
- b.* Sale of beer or wine by the package when incidental to other principal retail use
- c.* Plant and produce shops
- d.* Personal service shops
- e.* Clothing stores and dry goods
- f.* Home furnishing and hardware
- g.* Specialty shops
- h.* Craft shops
- i.* Confectionery

2. The following permitted uses may use on-street parking spaces within a

distance of 800 feet of the principal use to meet up to fifty percent (50%) of their off-street parking requirements as specified in Table 4.

- a. Banks and Offices
- b. Photography studio
- c. Teaching of music, voice and dance, and studies for the same

3. The following permitted uses may use on-street parking spaces within a distance of 800 feet of the principal use to meet up to twenty-five percent (25%) of their off-street parking requirements as specified in Table 4.

- a. Restaurant, sit-down or cafeteria, which serves alcoholic beverages
- b. Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages
- c. Cocktail lounges, taverns
- d. Fast food

4. Any of the uses listed in Item 3 above may use valet parking services to meet an additional twenty-five (25%) of the parking requirements from Table 4. Applicants must provide documentation of a valet services agreement and identify locations where valet services will park vehicles.

vi. *Monitoring and Reporting.*

Applicants may provide parking at rates lower than those specified in Table 4 or that would be allowable through the reductions allowed in this Section if they can demonstrate through annual monitoring that actual parking usage has occurred below the rates in these minimum requirements.

This monitoring should indicate the original number of parking spaces provided for a specific development or phase and document monthly average usage over the course of the previous calendar year. Any proposed reductions in parking to be provided by use of this method must be approved by the Zoning Administrator.

vii. *Surface Parking Lot Location.*

To the extent possible, parking areas for multi-family, mixed use and non-residential development shall be located within the interior of a block. Parking that cannot be located on the interior shall be screened with a three (3) foot tall opaque fence or wall, or a three (3) foot tall hedge row that is capable of becoming opaque.

viii. *Loading.*

Loading will be provided according to standards defined in Sec. 8-3091 of the City of Savannah Zoning Ordinance. For retail operations and non-residential ground floor uses in multi-use buildings, loading requirements may be satisfied using on-street loading spaces within 200 feet of the principal entrance of the use or uses requiring loading.

(6) Signage. Until such time as a Signage Master Plan is prepared, all signage shall follow the requirements of Article E – Signs and shall follow the requirements of the B-G

zoning district.

- (7) *Architectural Design Standards.* The master developer will create privately controlled architectural design guidelines and must provide concurrence with proposed architectural designs. Generally, these design guidelines control the aesthetics, scale, materials, etc. in a manner that will be compatible with the other structures within the Hutchinson Island Savannah Harbor Master Plan area.

Sec. 8-XXXX. Definitions.

The following definitions are specific to the PUD and are in addition to definitions provided in Sec. 8-3002 (Definitions). Where there are two definitions for the same word, the definition in this Section shall apply.

Animal Services, indoor. Animal grooming, shelter, kennel, day care, veterinary clinic or similar service where the animal care service is provided entirely indoors.

Assisted Living Facility. A facility that provides or arranges for the provision of housing, food service, custodial care and activities for ambulatory adults who may or may not require some degree of medical assistance but who do not require full-time nursing care. Individual living spaces within the facility are self-contained and include, at minimum, a living area, kitchenette, bathroom and sleeping area that may be shared by no more than two (2) persons. Common areas for socializing and a central kitchen and dining room are required. Each unit shall count as one-half (0.5) unit for the purposes of calculating density.

Building Frontage on Front Street. Building frontage percentage on a front street shall mean the minimum percentage of a front yard street that has a building façade, wall or a public space within the maximum setback area along the front street. The standard shall only apply to front streets and shall not apply to side, corner or rear yards.

Business Support Services. Includes such uses as photocopy or blueprint service, package shipping, printing and publishing, and mailbox rental.

Child Adult Day Care Home. A facility that provides care and supervision for more than six (6) but no more than 12 children or adults as an accessory use of an operator-occupied dwelling and that is licensed by the State of Georgia. Children or adults who reside in the residence are not included in the number permitted.

Child / Adult Day Care Center. A facility that provides care and supervision for more than six (6) children or adults and that is licensed by the State of Georgia. This use is not permitted within a dwelling.

Continuing Care Facility. A residential development that provides a choice of housing options, continuing care and other services for persons through a contractual relationship which may include the lifespan of the resident. At least two of the following housing options must be provided: independent living, assisted living or nursing facilities. For purposes of this definition, independent living includes all single-family, two-family multifamily housing types, and upper story residential.

Convenience Stores. 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.

Dwelling. One or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one (1) or more persons living as a household. Dwelling shall only apply to residential uses identified in subsection (g)(1) as one-family, two family, three and four-family, multifamily and upper story residential dwellings.

Food-oriented Retail. An establishment primarily engaged in the sale of food products for off-premise consumption. This term includes grocery stores, butcher shops, fish and seafood markets, bakeries, produce and fruit markets and similar establishments. This term does not include restaurants, convenience stores, catering establishments, farmer's markets, or package stores.

Indoor sports facility. Includes athletic, racquet, swim or health club, gymnastic facility, or similar uses. This term does not include firearm ranges.

Instructional Studio or Classroom. The instruction of dance, yoga, martial arts, music, or similar disciplines in a classroom or studio setting. This term does not include educational uses that are part of a college, university, seminary, primary or secondary school, trade school, or vocational school.

Mixed Use. Any development or building that includes residential and nonresidential principal uses.

Multi-family Residential. A residential building containing five or more dwelling units.

Nursing Home. A state-licensed facility that admits patients by medical referral and for whom arrangements have been made for continuous medical supervision. It maintains the services and facilities for skilled nursing care and rehabilitative nursing care and has an agreement with a physician and dentist who are available for any emergency and who are responsible for the general medical and dental supervision of the facility as required by Georgia Administrative Code Chapter 290-5-8. Nursing homes typically provide care for bed patients on a long-term basis. For the purposes of this Ordinance, this term includes traumatic brain injury facilities, which are regulated by Georgia Administrative Code Chapter 290-5-53.

This term does not include hospices, hospitals, intermediate care facilities, personal care homes, assisted living facilities, or any other type of facility that may be permitted under this Chapter as a nursing home unless it meets the definition of nursing home as set forth in the Georgia Administrative Code and is state-licensed as a nursing home.

Office, general. An establishment generally providing professional services where tangible products are not produced or sold. This term does not include medical offices.

Office, medical. A health care facility in which a doctor, dentist, psychiatrist, psychologist, counselor, physician's assistant, nurse practitioner, or similar licensed medical provider treats or counsels' patients. Also includes birthing centers, urgent care centers and ambulatory surgical centers. This term does not include general offices.

Parking Facility. An off-street parking area not accessory to a principal use. Includes public and commercial parking facilities.

Personal Care Home. Any residence or group of buildings, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the

provision of housing, food service, custodial care and activities for two (2) or more ambulatory adults who do not require nursing care and who are not related to the owner or administrator by blood, marriage or adoption. The primary goal of this use is to enable residents to live as independently as possible in a watchful and family-like environment. Watchful oversight includes but is not necessarily limited to a daily awareness by the management of the resident's functioning, his or her whereabouts, the ability and readiness to intervene if a crisis arises for a resident, supervision in areas of nutrition, medication and the provision of transient medical care, with a 24-hour responsibility for the well-being of the resident. Each resident shall be provided, at minimum, the amount of square footage required for sleeping, bathroom, bathing and dining facilities as identified in Georgia Administrative Code 111-8-62-.13, as amended. A personal care home is one of four (4) types: registered, family, group or congregate.

Registered Personal Care Home: An operator-occupied personal care home in which the number of residents do exceed the number permitted by the “household” definition.

Family Personal Care Home: A personal care home in which the number of residents do not exceed six (6) persons.

Group Personal Care Home: A personal care home in which the number of residents is at least seven (7) but not more than fifteen (15) persons.

Congregate Personal Care Home: A personal care home in which the number of residents exceeds fifteen (15) persons.

The term "personal care home" does not include buildings which are devoted to independent living units which include kitchen facilities in which residents have the option of preparing and serving some or all of their own meals, nor does it include assisted living facilities, nursing homes, rooming houses, single room occupancy residences, substance recovery facilities which do not provide personal care. This term also does not include the use of a residence or group of buildings as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation or child sexual abuse, as defined in O.C.G.A. §16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. §42-1-12.

Personal Service Shop. Includes, but is not limited to, such uses as hair salon, barber shop, beauty salon, nail salon, tanning establishment, massage therapy, acupuncture and day spa. This term does not include any service uses that are identified separately in the Permitted Use Table. and does not include the sale of products identified in Sec. 8-3350(2), or massagists and massage establishments as identified in City Code Chapter 1, Article C or as amended.

Pharmacy. An establishment primarily engaged in the preparation and dispensing of prescription medications and the sales of non-prescription medications, medical supplies and equipment

Place of Worship. Any non-profit religious organization facility operated for worship or promotion of religious activities, including churches and other places of worship and classrooms for religious instruction; and accessory uses on the same site, including living quarters for clergy and child care facilities operated during services/events sponsored by the organization. Other establishments maintained by religious organizations, including

full-time educational institutions, day cares, hospitals and other potentially related operations (e.g., a recreational camp) are classified separately.

Repair-oriented Services. An establishment offering repair services for personal items such as appliances, bicycles, canvas products, clocks, computers, jewelry, musical instruments, office equipment, electronics, shoes, watches, clothing, locks and furniture. The repair of internal combustion engines, such as those found in lawnmowers, chainsaws, outboard motors, or vehicles are prohibited.

Retail, general. An establishment that sells, leases, or rents new or used products, including wholesaling. This term does not include any retail uses that are identified separately in the Permitted Use Table and does not include the sale of products identified in Sec. 8-3350(2).

Services, general. An establishment generally providing personal, business, or financial assistance to customers where tangible products are not customarily or principally produced or sold. This term does not include personal service shops and any services identified in Sec. 8-3350(2).

Stacked Townhouse. A multifamily residential building with 4 to 16 attached dwelling units consolidated into a single structure. Each unit shares a common wall. Units are mixed vertically; however, no more than 1 unit is permitted above another unit. Each unit must have its own entrance.

Story. That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely underground; a crawl space or partial basement that is four (4) feet or less above grade; and rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses used solely to enclose stairways or elevator machinery, HVAC equipment shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, is a story.

Theater/Cinema/Performing Arts. An establishment devoted to the showing of motion pictures or live performances. Does not include adult-entertainment establishments.

Upper Story Residential. One or more residential dwelling units located above a floor which contains one or more commercial uses.

Utilities, Major. A large-scale utility such as a water or wastewater treatment plant, water tower, electrical generation plant or electrical transmission facility.

Utilities, Minor. All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, community wells, and lift stations.

SECTION 2: That the following conditions apply:

- Any zoning regulation not specifically addressed by the PUD or Master Plan shall comply with the City of Savannah Zoning Ordinance;

- Any non-zoning regulation or policy not specifically addressed by the master plan shall comply with the applicable regulations and policies of the City of Savannah as well as other local, state and federal laws;
- Approval of the street cross-sections by applicable City infrastructure departments prior to the issuance of any permit for land disturbing activities;
- Before any signage can be approved, a sign plan for the development shall be submitted and approved by the Planning Commission.

SECTION 3: That the requirement 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 _____ day of _____, 2019, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: Upon the effective date of the ordinance all ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: _____, 2019.

MAYOR

ATTEST:

CLERK OF COUNCIL

FILE NO.: 19-001440-ZA

Exhibit A

SITE INFORMATION TABLE

SAVANNAH HARBOR ASSOCIATES, LLC 400 GALLERIA PARKWAY, SE SUITE 1900 ATLANTA, GA 30339	
EXISTING PARCEL ACREAGE:	27.41 AC.
PARCEL IDENTIFICATION NUMBER:	2-0436-01-009
CURRENT ZONING DISTRICT:	PUD-B-W-70
PROPOSED ZONING DISTRICT:	SAVANNAH HARBOR PARCEL 5 - PUD
PROPOSED LAND USE:	MIXED USE
100 YEAR FLOOD - ZONE AE(12)	FEMA PANEL: 13051C0154F
PROPOSED UTILITIES	
WATER & SEWER - PROVIDED BY CITY OF SAVANNAH	
STORM DRAINAGE - PROPOSED DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA. REQUIRED BY CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE. PROJECT WILL DIRECT DISCHARGE TO THE SAVANNAH RIVER. NEITHER PRE VS. POST DISCHARGE REQUIREMENT NOR FLOODPLAIN MITIGATION ARE REQUIRED DUE TO THE ABILITY TO DIRECT DISCHARGE TO THE SAVANNAH RIVER.	
GREEN INFRASTRUCTURE/ LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN.	
GREENSPACE REQUIREMENTS, TREE QUALITY POINTS, LANDSCAPE QUALITY POINTS, AND TREE MITIGATION REQUIREMENTS TO BE SATISFIED WITH THE SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLAN.	
MAXIMUM BUILDING HEIGHT - BY BLOCK AS SHOWN	
PROPOSED BUILDING SETBACKS - SEE PUD TEXT	
PROPOSED BUFFERS - NONE	
ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST.	
ADOPTED BY COUNCIL ON: 8/8, 2019 T&H JOB #: 24806.0000	



LOCATION MAP (NOT TO SCALE)

SITE KEY / ACREAGE SUMMARY

BLOCK IDENTIFICATION	ACRES/ DENSITY	SYMBOL
BLOCKS	±15.7 @ 60 DLU PER ACRE	□
TOTAL	±15.7 (940 TOTAL UNITS)	
***PUBLIC USE / OPEN SPACE AREAS		
■ PARKS / OPEN SPACE**	±6.0	■
■ PUBLIC STREET NETWORK	±4.0	■
■ MARINA ESPLANADE	±1.0	■
■ PORTION OF SLIP 1	±0.7	■
TOTAL	±11.7	
TOTAL	±27.4	
PUBLIC VEHICULAR CIRCULATION →		
PRIVATE VEHICULAR AND PEDESTRIAN CIRCULATION →		

* TOTAL DENSITY IS BASED ON THE GROSS ACREAGE OF ALL BLOCKS SHOWN. INDIVIDUAL BLOCKS MAY EXCEED THE DENSITY AS LONG AS THE OVERALL DENSITY AND UNIT COUNT FOR THE ENTIRE PUD IS NOT EXCEEDED.

** ±6.0 IS ±22% AS SHOWN, HOWEVER, THE PUD MINIMUM IS 20% OPEN SPACE. THEREFORE, THIS AREA MAY BE ALTERED IN THE FUTURE WITHOUT REQUIRING A MASTER PLAN AMENDMENT AS LONG AS THE CONNECTIVITY IS PRESERVED AND A MINIMUM OF 20% IS PROVIDED.

*** FINAL ALIGNMENTS, RIGHT OF WAY WIDTHS AND BLOCK BOUNDARIES MAY VARY FROM THAT SHOWN AND ADDITIONAL STREETS MAY BE ADDED WITHOUT REQUIRING A MASTER PLAN AMENDMENT. ACREAGES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGED DURING THE DESIGN PROCESS.



PREPARED FOR:
SAVANNAH HARBOR PARTNERS, LLC.

PUD MASTER PLAN PARCEL 5 HUTCHINSON ISLAND

SAVANNAH, GEORGIA
FEBRUARY 2019

MASTER PLAN MODIFICATIONS

#	DATE	DESCRIPTION

MAJOR
OR MINOR

THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only; does not bind or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

PERKINS+WILL