



C H A T H A M C O U N T Y - S A V A N N A H
METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: October 9, 2018

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendments to Article K, Mid-City
Applicant: Chatham County Savannah Metropolitan Planning
Commission
File No. 18-005583-ZA

Marcus Lotson, MPC Project Planner

ISSUE:

Proposed amendments to Article K to include the boundary description of the district and other amendments as outlined applicable to properties south of Victory Drive.

BACKGROUND:

1. In recent years there has been increased demand and development pressures for properties within and on the perimeter of the Mid City district. Many of the projects that have contributed to this increase will have a long lasting affect on the district. It is necessary to prepare for the likelihood of future development by establishing standards that will be complimentary to existing standards and enhance the existing development pattern.

PROPOSED AMENDMENTS:

Sec. 8-3199 Proposal to amend boundary description.

Amend boundary description of the Mid City boundaries found in Article K of the Savannah Zoning Ordinance to include all properties bounded by Victory Drive to the north, W. 44th Street to the south, Montgomery Street to the west and Bull Street to the east. These properties are designated as follows:

2-0074-27-004; -005; -007; -008; -009; -010; -011; -012; -013; -014; -015; and -016
2-0074-27-021
2-0074-26-006

Sec.8-3200. Definitions.

(1) *In general.* The Defined Terms herein apply in addition to those found in Section 8-3002. Where this section specifies a defined term that includes the phrase, “any similar use”, such interpretation shall be made by the Zoning Administrator.

(2) *Defined Terms.*

Agriculture, Personal. Agricultural activities intended for personal use such as gardening, beekeeping, the keeping of chickens, and uses of a similar nature. Personal agriculture activities involving animals are subject to additional restrictions in the City of Savannah Animal Control Ordinance.

Apartment building used by a college (mixed use). **A building which is managed and supervised by a public or private college or university either by lease or ownership which is designed to provide housing for students registered and attending the college or university, contains a mix of apartments and college dormitory units, may contain a kitchen for a restaurant or cafeteria-style dining area intended to serve only the residents of the building, and complies with the dwelling unit density requirements of the district. Within such use, two dormitory units shall be construed as the equivalent of an apartment for the purpose of density calculations.**

Dormitory. **A multiple-unit residential structure or complex of structures, other than a hotel, motel, apartment building, boardinghouse, fraternity house, sorority house, or condominium complex, which is (1) established in connection with a college or university for the purpose of housing students registered and attending such institution and which is provided security by the college or university security forces or their equivalent and which has a full-time resident manager, or (2) a senior citizen congregate housing complex for the purpose of housing ambulatory elderly persons. Such use shall not contain kitchen facilities within individual living units. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.**

Dormitory unit. Living quarters within a college or senior citizen congregate housing development. Such units are further classified as college or senior citizen congregate dormitory units, as follow:

(1) College dormitory unit. A bedroom unit within a college dormitory designed to house a maximum of two students. Such unit may include a bedroom, bathroom(s), study area(s) and other common area(s) not utilized for sleeping or food preparation. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.

(2) Senior citizen congregate dormitory unit. Living quarters within a senior citizen congregate dormitory for a maximum of two senior persons, containing no more than 600 square feet per unit including two or fewer bedrooms, bathroom(s) and Section 8-3002 8 other common area(s) not utilized for sleeping or food preparation. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.

Sec. 3205 Site Plan Review

Type of Development	No Plan Required	Sketch Site Plan	Minor Site Plan	Major Site Plan
Approved By:	Zoning Administrator	Site Plan Administrator	Site Plan Administrator	MPC
RESIDENTIAL				
New Development				
Single-family or two-family subdivision	✓			
At least 3, but no more than 5 residential/ <u>college dormitory units</u>		✓		
Over 5, but no more than 50 residential/ <u>college dormitory units</u>			✓	
Over 50 residential/ <u>college dormitory units</u> (not subdivision)				✓
Expansion or Renovation				
Up to 5 residential/ <u>college dormitory units</u> added or modified		✓		
Over 5, but no more than 50 residential/ <u>college dormitory units</u>			✓	
Over 50 residential/ <u>college dormitory units</u>				✓
NONRESIDENTIAL				
New Development				
Up to 2,500 SF Gross Floor Area		✓		
Over 2,500 SF, but no more than 50,000 SF			✓	
Over 50,000 SF Gross Floor Area				✓

Expansion or Renovation				
Up to 5,000 SF added or modified		✓		
Over 5,000 SF, but no more than 25,000 SF			✓	
Over 25,000 SF				✓
MISCELLANEOUS				
Site Plan Requiring Waiver				✓

Sec. 3216 Traditional Commercial Districts

(2) *Principal Uses.*

- (a) The following principal uses are permitted by right, or permitted as a special use by the Board of Appeals in accordance with Special Use Review.

TC- Districts	TC-1	TC-2	Standards
Key: ■ = Permitted * = Subject to Special Use Review			
RESIDENTIAL USES			
Single-family detached, semi-detached or end-row, attached or row	■	■	
Two-family detached, semi-detached or end-row, attached or row	■	■	
Multifamily (3 or more units)	■	■	8-3217(3)
Conversion to provide additional units in existing structure	*	*	8-3217(2)
Bed and breakfast inn (up to 8 guest rooms)	■	■	8-3217(1)
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	■	■	8-3217(4)
Upper-story residential	■	■	
Short-term vacation rental <i>[Adopted 11/10/14; effective 1/1/15 (14-003621-ZA)]</i>	■	■	8-3217(5)
CIVIC USES			
Adult group day care home (7 to 18 people)	■	■	8-3218(1)
Adult day care center (over 18 people)	■	■	8-3218(1)
Ambulance service, rescue squad	*	■	8-3218(2)
<u>Apartment building used by college</u>	■	■	
College, university	■	■	
Congregate care home (over 15 people)	*	*	8-3218(3)
Convent, monastery	■	■	
Day care home, Group (7 to 18 children)	■	■	8-3218(4)
Day care center (over 18 children)	■	■	8-3218(4)
<u>Dormitory</u>	■	■	
Eleemosynary or philanthropic institution	■	■	

TC- Districts	TC-1	TC-2	Standards
Key: ■ = Permitted * = Subject to Special Use Review			
Food service center for homeless	■	■	

Group care home (7 to 15 people)	▪	▪	8-3218(5)
Homeless shelter (emergency)	✎	✎	8-3218(6)
Museum, library	▪	▪	
Place of worship	▪	▪	
Public uses, including recreation sites	▪	▪	
School, public or private (K-12)	▪	▪	
Single room occupancy residence	▪	▪	8-3218(8)
Special needs housing	▪	▪	8-3218(9)
Technical, trade or business school	▪	▪	
Utility, minor	▪	▪	
COMMERCIAL USES			
Artist studio, gallery	▪	▪	
Bar, nightclub, tavern	✎	✎	8-3219(2)
Boarding or rooming house (up to 10 people)	▪	▪	8-3219(3)
Club, lodge	✎	✎	
Contractor's office	▪	▪	8-3219(4)
Dormitory for college or university		▪	
Fraternity, sorority house	✎	✎	
Funeral home	▪	▪	
Gas station with convenience retail	✎	▪	8-3219(5)
Greenhouse, plant nursery		▪	
Hotel, motel		▪	
Indoor recreation (commercial)	▪	▪	
Inn, hostel	▪	▪	8-3219(6)
Manufacturing, Limited		▪	8-3219(7)
Microbrewery <i>(17-001851-ZA; adopted 6/8/17)</i>	✎	✎	8-3219(18)
Office, General	▪	▪	8-3219(8)
Office, Medical	▪	▪	
Outdoor recreation (commercial)		▪	
Package alcohol sales	✎	✎	8-3219(9)
Restaurant without alcohol sales	▪	▪	8-3219(10)
Restaurant with alcohol sales	✎	✎	8-3219(10)
Retail, General	▪	▪	8-3219(11)
Retail, Neighborhood	▪	▪	8-3219(11)
Self-storage facility		▪	8-3219(12)
Service, General	▪	▪	8-3219(13)
Service, Neighborhood	▪	▪	8-3219(13)
Shooting range, indoor		✎	
Tattoo Studio		▪	8-3219(17)
Taxi dispatch, limousine service, messenger service		▪	
Vehicle repair	✎	✎	8-3219(14)
Vehicle sales and service, Minor	▪	▪	8-3219(15)
Vehicle sales and service, Major		✎	8-3219(15)
Veterinarian, animal hospital	▪	▪	8-3219(16)

(3)Design Standards.

All uses are subject to the design standards set forth in Division 5, Neighborhood Design Standards. **Provided however, that for properties within Mid-City on the south side of Victory Drive the provisions of Section (4)(b) below, shall apply.**

(4) General Development Standards

(b) For properties zoned TC-2 that are located south of Victory Drive, the following standards apply:

- i.* **Density.** No maximum density shall be required for dormitory units.
- ii.* **Footprint.** The maximum building footprint shall be 20,000 square feet.
- iii.* **Rear Yard.** No rear yard setback shall be required.
- iv.* **Building Entrances.** Building entrances shall be required every 150 feet along Victory Drive; building entrances shall be required every 50 feet along Barnard Street and Montgomery Street; and no building entrances shall be required along 44th Street.
- v.* **Facades.** Facades fronting Montgomery Street and Barnard Street shall incorporate transparent features (windows and doors) over at least 30 percent of the ground floor; facades fronting Victory Drive shall incorporate transparent features (windows and doors) over at least 20 percent of the ground floor; and facades fronting 44th Street shall not be required to incorporate transparent features.
- vi.* **Height.** The maximum building height shall not exceed five (5) stories and 65 feet, provided, however, the following shall be required:

(a) maximum building height within 20 feet of Victory Drive shall not exceed four (4) stories and 55 feet; or

Non-habitable rooftop structures such as cupolas, chimneys, tanks, and supports, parapet walls not over 4 feet high, or Mechanical or Access Structures shall neither be considered a story nor count against the maximum height.

Mechanical or Access Structures shall be defined as enclosed, non-habitable structures above the roof of a building, other than tanks, towers, spires, dome cupolas or bulkheads, occupying not more than one-third of the roof area. Mechanical or access structures used solely to enclose stairways, elevator machinery, ventilation, air conditioning apparatus, or other similar enclosures, shall neither count as a story nor count against the maximum height.

Sec. 8-3218. Civic Use Standards.

The following use standards shall apply to all permitted and special uses, as set forth in the district regulations of Division 3.

(1) ***Adult Day Care Facilities.***

An adult day care facility shall include adult group day care home or adult day care center and shall be subject to the following:

- (a) The indoor area (the room used for play, rest and eating activities) shall provide thirty-five square feet of usable space per adult. Kitchens, bathrooms, closets, halls, storage areas or rooms, offices, rooms designated for staff use, and other single use areas, shall be excluded in determining usable space.
- (b) An off-street drop-off and loading area shall be provided for any adult day care center. Such area shall not be located in the street yard.

(2) ***Ambulance Service, Rescue Squad.***

- (a) No maintenance repair or services shall be permitted onsite.
- (b) No greater than three emergency vehicles shall be stored or parked on the premises at any given time.
- (c) Such use shall have direct access to a street classified as a collector or greater, provided the Zoning Board of Appeals may waive this requirement upon a finding that the traffic generated by such use will not adversely impact the neighborhood served by such street.

(3) ***Apartment Used by College, Dormitory.***

(a) Such use shall abut a collector or greater classified street;

(b) No more than two students shall reside within a unit;

(c) The facility shall have a full-time resident manager.

(d) Such uses shall be protected by the college or university security force or the equivalent;

(e) No signs, banners, clothing, or similar items (except the name of the dormitory) shall be displayed in any window, on any railing, or on any exterior portion of the building.

(f) No loud noise(s) shall emanate from the building in excess of the noise levels permitted by the Noise Control Ordinance for the City of Savannah, Georgia, sections 9-2031 through 9-2041

Sec. 8-3224. Parking.

(1) ***Intent.***

To create and protect contiguous, active pedestrian street fronts, parking areas should be located to the side and rear of structures except as provided herein.

[Sec. 8-3224(1) amended September 3, 2015 (File No. 15-002389-ZA)]

(2) ***Location.***

No parking area or parking structure shall be allowed in any required street yard.

(3) ***Parking Lots Over 30 Feet in Length.***

Where a parking lot extends over 30 feet in length along any street, a 36-inch high wall shall be placed parallel to the building façade along the parking lot in order to screen any vehicles parked there. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.

(4) ***Alternative Parking Surfaces.***

Ribbon strip driveways for single-family structures may be permitted where lane access is not available. Such driveways shall be no wider than 12 feet, shall be planted with grass between the strips, and shall have pavers between the strips in any required parking space.

(5) ***Parking Spaces.***

The following minimum space requirements may be met on-site or off-site, except as required below in (b). Long-term access to any off-site spaces must be demonstrated.

(a) ***Parking Requirements by Use Type.***

- i. Residential Use.* Minimum one space per 1,000 square feet of gross floor area. Maximum one space per 500 square feet of gross floor area if located on-site.
- ii. Nonresidential use less than 2,500 square feet.* No minimum space requirement. Maximum requirement of one space per 500 square feet of gross floor area if located on-site.
- iii. Nonresidential use 2,500 square feet or more.* Minimum one space per 1,000 square feet of gross floor area. Maximum one space per 500 square feet of gross floor area if located on-site

Apartment used by college or Dormitory Use. Minimum one space per 1,000 square feet of gross floor area space requirement. Maximum one space per 500 square feet of gross floor area. Parking may be satisfied on-site or in a Remote Parking Facility located within one thousand three-hundred (1,300) feet of the use. Gross floor area, as used in this section, shall only include the square footage of college dormitory units and shall not include common areas, cafeterias, kitchen facilities, gymnasiums, and other uses ancillary to college dormitories and apartment buildings used by a college.

POLICY ANALYSIS:

As development scale changes at the boundaries of our historic districts, it becomes necessary to ensure that the development is compatible with adjacent patterns and is complimentary in nature. The Mid City district is a desirable area for redevelopment and the standards and review processes of the district have proven to yield the desired results. Expanding the Mid City district as proposed, will allow for an opportunity to create an anchor to the district and apply the districts standards to an area in need of redevelopment.

RECOMMENDATION:

Approval of the recommendation to amend Article K to include the boundary description of the district and other amendments as outlined applicable to properties south of Victory Drive.