

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO AMEND ARTICLE K. (MID-CITY DISTRICT) 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 Text to be repealed is shown in red, bold, and double strikethrough.*

**Sec. 8-3199. Boundaries.**

The boundaries of the Mid-City district shall be the area bounded on the north by Anderson Lane; on the south by Victory Drive; on the east by Price Street; and, on the west by the Martin Luther King, Jr. Boulevard/Montgomery Street corridor, excluding the commercial corridor and is more fully described herein. The Mid-City district's phase 1 study area boundary map shall coincide with the boundaries designated herein and such map is made a part of this chapter to the same extent as if the information set forth on such map was fully described and incorporated herein. [See Exhibit "A".] Beginning at a point located on the centerline of Victory Drive approximately 160 feet east of its intersection with the centerline of Montgomery Street, thence proceeding in a northerly direction along a line parallel to the centerline of Montgomery Street a distance of approximately 136 feet to a point, thence westerly along a line parallel to the centerline of West 43rd Street a distance of approximately 53 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 43rd Street, thence easterly along the centerline of West 43rd Street a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 42nd Street, thence westerly along the centerline of West 42nd Street a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 41st Street, thence westerly along the centerline of West 41st Street a distance of approximately 18 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 40th Street, thence easterly along the centerline of West 40th Street a distance of approximately 38 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 39th Street lane, thence westerly along the centerline of said lane a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 39th Street, thence in an easterly direction along the centerline of West 39th Street a distance of approximately 27 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 38th Street lane, thence easterly along said lane to its intersection with the centerline of Jefferson Street, thence northerly along the centerline of Jefferson Street to its intersection with the centerline of West 38th Street, thence westerly along the centerline of West 38th Street a distance of approximately 174 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 37th Street lane, thence easterly along the centerline

of West 37th Street lane a distance of approximately 45 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 37th Street, thence westerly along the centerline of West 37th Street a distance of approximately 82 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 36th Street lane, thence easterly along the centerline of West 36th Street lane a distance of approximately 10 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 36th Street, thence easterly along the centerline of West 36th Street for a distance of approximately 134 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 35th Street lane, thence westerly along the centerline of said lane a distance of approximately 35 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 35th Street, thence in a westerly direction along the centerline of West 35th Street a distance of approximately 55 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 34th Street lane, thence easterly along the centerline of said lane a distance of approximately 10 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 34th Street, thence westerly along the centerline of west 34th Street a distance of approximately 38 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 33rd Street lane, thence easterly along the centerline of said lane a distance of approximately 55 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 33rd Street, thence westerly along the centerline of West 33rd Street a distance of approximately 32 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 32nd Street, thence easterly along the centerline of West 32nd Street a distance of approximately 22 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 31st Street lane, thence easterly along the centerline of West 31st Street lane to its intersection with the centerline of Jefferson Street, thence northerly along the centerline of Jefferson Street a distance of approximately 85 feet to a point, thence westerly along a line parallel to the centerline of West 31st Street a distance of approximately 148 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 31st street, thence in a westerly direction along the centerline of West 31st Street until its intersection with the centerline of Montgomery Street, thence in a northerly direction along the centerline of Montgomery Street until its intersection with the centerline of West Anderson Lane, thence easterly along the centerline of West Anderson Lane for a distance of approximately 533 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street a distance of approximately 15 feet to a point, thence easterly along a line parallel to the centerline of West 31st Street to its intersection with the centerline of Barnard Street, thence southerly along the centerline of Barnard Street a distance of approximately 15 feet to a point, thence easterly along the centerline of Anderson Street lane extended then Anderson Street lane to its intersection with the centerline of Price Street, thence southerly along the centerline of Price Street to its intersection with the centerline of Victory Drive, thence westerly along the centerline of Victory Drive back to the point of beginning. [Amended 1/4/18 (17-004803-ZA)]

The boundaries of the Mid-City district shall also include the following: Beginning at a point located at the approximate intersection of the centerlines of West 31st Street and Montgomery Street, said point being, THE POINT OF BEGINNING; Thence proceeding in a SW direction along the approximate centerline of Montgomery Street for approximately 241.527 ft. to a point, said point being located at the approximate intersection of the centerlines of Montgomery Street and West 32nd Street; Thence proceeding in a NW direction along the approximate centerline of West 32nd Street for approximately 191.152 ft. to a point; Thence proceeding in a NE direction [N 16-34-58 E] along a line for approximately 139.979 ft. to a point; Thence proceeding in a NW direction [N 73-12-11 W] along a line

for approximately 136.642 ft. to a point, said point being located on the approximate centerline of the Right-of-Way of Martin Luther King Jr. Boulevard; Thence proceeding in a NE direction along the approximate centerline of the Right-of-Way of Martin Luther King Jr. Boulevard for approximately 8.00 ft. to a point; Thence proceeding in a SE direction [S 73-12-12 E] along a line for approximately 96.885 ft. to a point; Thence proceeding in a NE direction [N 16-34-57 E] along a line for approximately 95.491 ft. to a point, said point being located on the approximate centerline of West 31st Street; Thence proceeding in a SE direction along the approximate centerline of West 31st Street for approximately 231.154 ft. to a point, said point being, THE POINT OF BEGINNING. [Amended 4/12/18 (18-000496-ZA)]

The boundaries of the Mid-City district shall also include the following: Beginning from a point [X: 985373.138207 & Y: 751759.159962] located at the approximate intersection of the centerlines of the Right-of-Way of Martin Luther King Jr. Blvd. & West 32<sup>nd</sup> Street, said point being, THE POINT OF BEGINNING; Thence proceeding in a NE direction along the approximate centerlines of the Right-of-Way of Martin Luther King Jr. Blvd. for an estimated distance of 141.0 ft. to a point; Thence proceeding in a SE direction [S 73-12-11 E] along a line for an estimated distance of 136.6 ft. to a point; Thence proceeding in a SW direction [S 16-34-58 W] along a line for an estimated distance of 139.9 ft. to a point, said point being located on the approximate centerline of West 32<sup>nd</sup> Street; Thence proceeding in a NW direction along the approximate centerline of West 32<sup>nd</sup> Street for an estimated distance of 137.5 ft. to a point, said point being located on the approximate centerline of the Right-of-Way of Martin Luther King Jr. Blvd., said point being, THE POINT OF BEGINNING. [Amended 8/16/18 (18-003702-ZA)]

**The boundaries of the Mid-City district shall also include the following: Beginning at a point [X: 984725.203963 & Y: 748443.699799], located at the approximate intersection of Montgomery Street & West Victory Drive, said point being, THE POINT OF BEGINNING; Thence proceeding in a SE direction along the approximate centerline of West Victory Drive for an estimated distance of 1,310.8 ft. to a point along the centerline of the existing rail road right-of-way corridor; Thence proceeding in a SW direction [S 57-27-29 W] along the said centerline of the existing rail road right-of-way corridor for an estimated distance of 292.6 ft. to a point, said point being located on the approximate intersection of the centerline of the existing rail road right-of-way corridor and the approximate centerline of West 44<sup>th</sup> Street; Thence proceeding in a NW direction along the approximate centerline of West 44<sup>th</sup> Street for an estimated distance of 923.2 ft. to a point; Thence continuing in a NW direction along the approximate centerline of West 44<sup>th</sup> Street for an estimated distance of 198.4 ft. to a point [X: 984661.065416 & Y: 748236.082899], located along the approximate centerline of Montgomery Street; Thence proceeding in a NE direction along the approximate centerline of Montgomery Street for an estimated distance of 217.2 ft. to a point, [X: 984725.203963 & Y: 748443.699799], located at the approximate intersection of Montgomery Street & West Victory Drive, said point being, THE POINT OF BEGINNING.**

**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
<b>RESIDENTIAL</b>				
<b>New Development</b>				
Single-family or two-family subdivision	✓			
At least 3, but no more than 5 residential/ <u>college dormitory</u> units		✓		
Over 5, but no more than 50 residential/ <u>college dormitory</u> units			✓	
Over 50 residential/ <u>college dormitory</u> units (not subdivision)				✓
<b>Expansion or Renovation</b>				
Up to 5 residential/ <u>college dormitory</u> units added or modified		✓		
Over 5, but no more than 50 residential/ <u>college dormitory</u> units			✓	
Over 50 residential/ <u>college dormitory</u> units				✓
<b>NONRESIDENTIAL</b>				
<b>New Development</b>				
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				✓
<b>Expansion or Renovation</b>				
Up to 5,000 SF added or modified		✓		
Over 5,000 SF, but no more than 25,000 SF			✓	
Over 25,000 SF				✓
<b>MISCELLANEOUS</b>				
Site Plan Requiring Waiver				✓

**Sec. 8-3216. Traditional Commercial Districts (TC-).**

(1) **Purpose.**

(a) **Traditional Commercial – Neighborhood (TC-1).**

The TC-1 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

(b) **Traditional Commercial – Corridor (TC-2).**

The TC-2 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for arterial commercial corridors that traverse historic neighborhoods and serve through traffic and as well as local markets.

(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.

<b>TC- Districts</b>	<b>TC-1</b>	<b>TC-2</b>	<b>Standards</b>
<b>Key: ✓ = Permitted * = Subject to Special Use Review</b>			
<b>RESIDENTIAL USES</b>			
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)
<b>CIVIC USES</b>			
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 a college (mixed use)</u>	<u>✓</u>	<u>✓</u>	<u>8-3218(10)</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>	<u>✓</u>	<u>✓</u>	<u>8-3218(10)</u>
Eleemosynary or philanthropic institution	✓	✓	

Food service center for homeless	✓	✓	
<b>TC- Districts</b>			
	<b>TC-1</b>	<b>TC-2</b>	<b>Standards</b>
<b>Key: ✓ = Permitted * = Subject to Special Use Review</b>			
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	✓	✓	
<b>COMMERCIAL USES</b>			
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)
<del>Dormitory for college or university</del>		✗	
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 <small>(17-001851-ZA; adopted 6/8/17)</small>	*	*	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)

- (b) Drive-thru service shall not be permitted in the TC-1 District, but is permitted by right with any use in the TC-2 District.
- (c) Telecommunication towers and antennas shall be permitted in accordance with Division II, Article J City of Savannah Code of Ordinances.

(3) ***Design Standards.***

All uses are subject to the design standards set forth in Division 5, Neighborhood Design Standards. **Provided however, that for properties zoned TC-2 that are located south of Victory Drive, the provisions of Section (4)(c) below shall apply.**

(4) ***General Development Standards.***

All uses are subject to the general standards set forth in Division 6, General Development Standards.

- (a) For properties zoned TC-2 that are located within the Martin Luther King, Jr. Boulevard/Montgomery Street Urban Redevelopment Area and that do not contain a contributing structure, the following standards apply:
  - i. ***Density.*** A maximum residential density is not required for multi-family development; however, a minimum floor area requirement of 450 square feet is applicable.
  - ii. ***Height.*** The maximum height is four (4) stories or 55 feet maximum up to 150 feet from the right-of-way of Montgomery Street. For a distance greater than 150 feet, the maximum height of Sec. 8-3216(6) applies.

When an abutting parcel contains an existing residential dwelling, the maximum height shall not be more than one (1) story taller than the residence within 30 feet from the exterior wall of the residence.

*[Sec. 8-3216(4)(a) adopted 1/4/18(17-004803-ZA)]*

- (b) For the parcels bounded by West 31<sup>st</sup> Street to the north, Montgomery Street to the east, West 32<sup>nd</sup> Street to the south, and Martin Luther King, Jr. Boulevard to the west, the following standards apply:
  - i. Ground Floor Area: No maximum ground floor area shall apply;
  - ii. Rear Yard: No rear yard shall be required.

*[Sec. 8-3216(4)(b) adopted 4/12/18(18-000496-ZA)]*

**(c) 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 44<sup>th</sup> 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 44<sup>th</sup> 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:

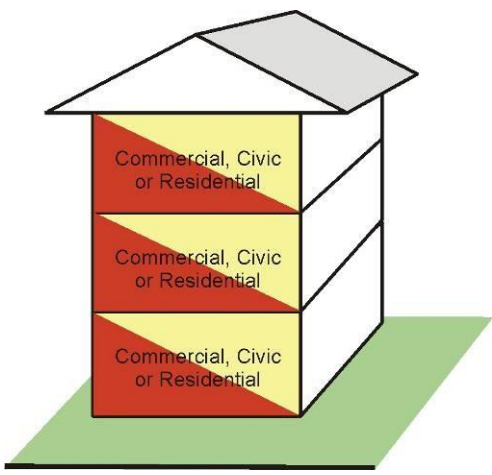
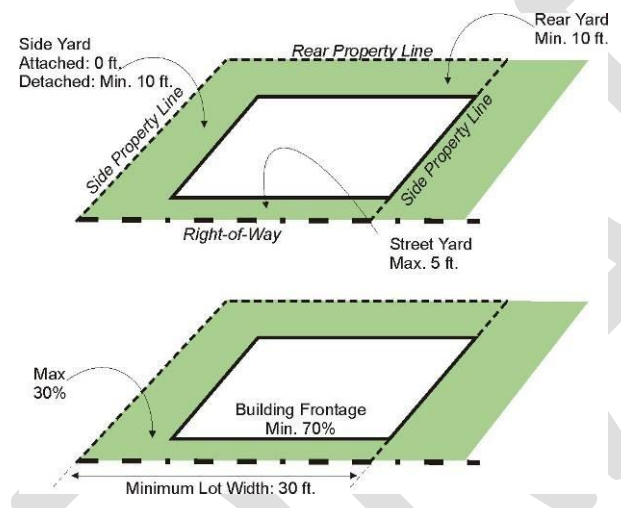
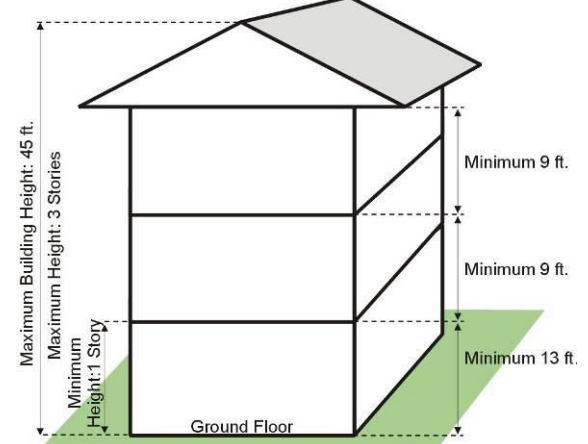
(a) Maximum building height within 20 feet of Victory Drive shall not exceed four (4) stories and 55 feet; or

(b) 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.

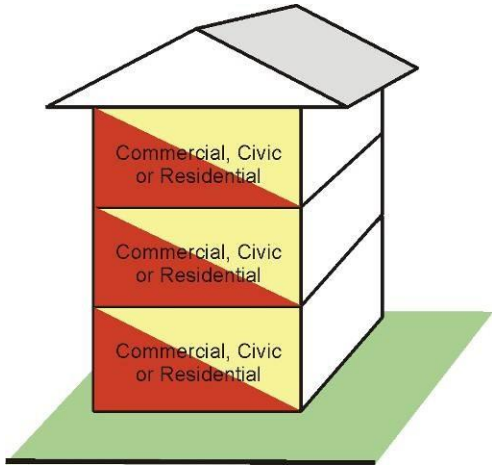
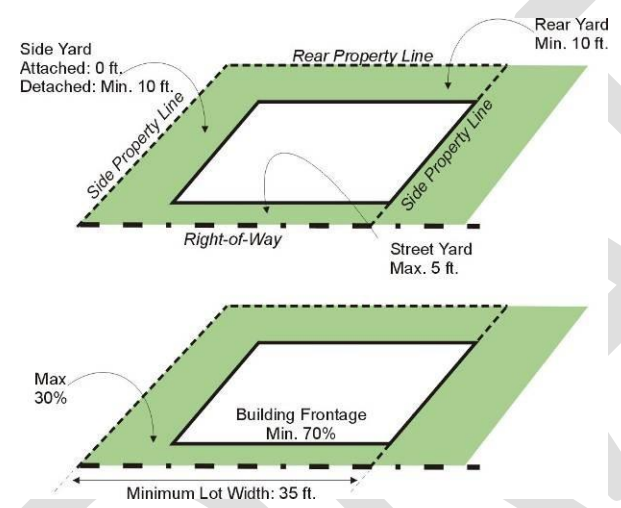
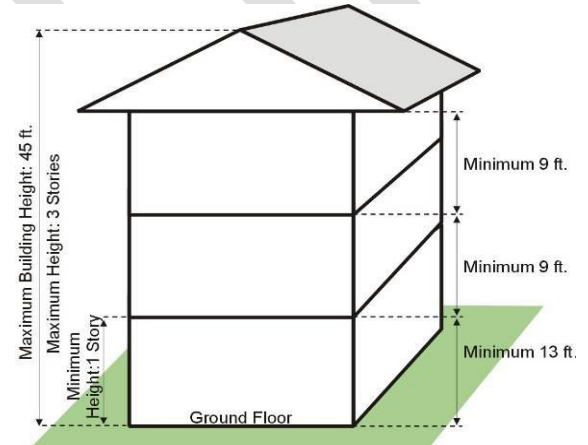
Mechanical or Access Structures shall be defined as enclosed, non-habitable structures above the roof of a building, other than tanks, towers, spires, dome cupolas or bulkheads, occupying not more than one-third of the roof area. Mechanical or access structures used solely to enclose stairways, elevator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



(5) *TC-1 District Development Standards.*

Use		<p><b>Ground Floor</b> Commercial, civic or residential (see use table in 8-3216(2)(a))</p> <p><b>Upper Floors</b> Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p><b>Ground Floor Area</b> 5,500 square feet maximum</p> <p><b>Residential Density</b> 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing</p>
Site		<p><b>Lot Area:</b> 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p><b>Lot Width:</b> 30 feet minimum</p> <p><b>Building Frontage:</b> 70% of lot width minimum[*]</p> <p><b>Street Yard</b> Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p><b>Rear Yard:</b> 10 feet minimum</p> <p><b>Side Yard:</b> 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 5 feet minimum [*]</p> <p>[*] For lots less than 31 feet in width, provide either a 5 foot setback or 70% minimum building frontage</p>
Height		<p><b>Building Height:</b> 3 stories maximum, 1 story minimum, 45 feet maximum</p> <p><b>Floor Height</b> Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p><b>Ground Floor Elevation</b> Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: no minimum</p>

(6) *TC-2 District Development Standards.*

<p><b>Use</b></p>		<p><b>Ground Floor</b> Commercial or civic (see use table in 8-3216(2)(a))</p> <p><b>Upper Floors</b> Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p><b>Ground Floor Area</b> 10,000 square feet maximum</p> <p><b>Residential Density</b> 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).</p>
<p><b>Site</b></p>		<p><b>Lot Area:</b> 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p><b>Lot Width:</b> 35 feet minimum</p> <p><b>Building Frontage:</b> 70% of lot width minimum</p> <p><b>Street Yard</b> Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p><b>Rear Yard:</b> 10 feet minimum</p> <p><b>Side Yard:</b> 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 10 feet minimum</p>
<p><b>Height</b></p>		<p><b>Building Height:</b> 3 stories maximum, 1 story minimum, 45 feet maximum; For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).</p> <p><b>Floor Height</b> Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p><b>Ground Floor Elevation</b> Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: No minimum</p>

[Sec. 8-3216(4), use and height, amended 1/4/18 (17-004803-ZA)]

### **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.

#### **(10) Apartment building used by a college (mixed use) or Dormitory for college or university.**

- (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/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.

iv. *Apartment building used by a college (mixed use) or Dormitory for college or university 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 Apartment buildings used by a college (mixed use) or Dormitories for college or university.*

SECTION 2: 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 \_\_\_\_\_, 2018, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: Upon the effective date of the ordinance all ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: \_\_\_\_\_, 2018.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF COUNCIL

FILE NO.: 18-005583-ZA