



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

DATE: MARCH 14, 2017

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to Create Article N, Savannah River
Landing Planned Unit Development
Savannah River Landing Land JV, LLC, Petitioner
Harold Yellin (HunterMacLean), Agent
File No. 17-000455-ZA

MPC ACTION:

Approval of the Savannah River
Landing Planned Unit Development
district that includes a master plan.

MPC STAFF RECOMMENDATION:

Approval of the Savannah River
Landing Planned Unit Development
district that includes a master plan.

MEMBERS PRESENT: 10 + Chairman

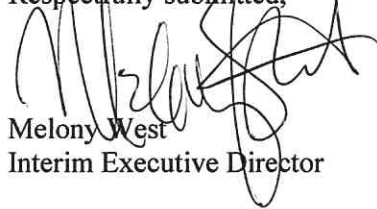
Tanya Milton, Chairman
James Overton, Vice Chairman
Joseph Welch, Secretary
Shedrick Coleman
Travis Coles
Ellis Cook
Joseph Ervin
Lacy Manigault

Timothy Mackey
Lee Smith
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-1)

APPROVAL Votes: 10	DENIAL Votes: 1	ABSENT
Milton Welch Cook Coleman Coles Ervin Mackey Manigault Smith Woiwode	Overton	Hernandez Suthers Woods

Respectfully submitted,



Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections



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 of the City of Savannah

FROM: The Planning Commission

DATE: March 14, 2017

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
**Re: Amendment to Create Article N, Savannah River
Landing Planned Unit Development
Savannah River Landing Land JV, LLC, Petitioner
Harold Yellin (HunterMacLean), Agent
File No. 17-000455-ZA**

ISSUE:

A request to establish a new Planned Unit Development (PUD) zoning district, Savannah River Landing PUD.

BACKGROUND:

Savannah River Landing (SRL) is located east of the Historic District and is generally bounded by General McIntosh Boulevard to west, Truman Parkway to the east, the Savannah River to the north and President Street to the south.

SRL was rezoned in 2004 and 2006 to the PUD-MXU (Planned Unit Development-Mixed Use) zoning classification to allow for a mixed use development within an area identified for "downtown expansion" on the Comprehensive Plan future land use map. The land was prepared for development, including the installation of streets and utilities. However, the downturn in the economy halted further development.

The existing PUD-MXU district was approved for the property in 2004 and 2006. At the time of the rezoning, a "civic" master plan was also approved. The plan emphasizes the "Block Plan." According the plan, "[t]he single most important defining element of the Civic Master Plan is the street and block plan, connecting the large open property to the historic patterns of the City of Savannah. The street and block plan organizes the site, provides public access to the waterfront, respects view corridors, improves circulation, and creates small blocks to accommodate a range of uses and open spaces. It is the bases for the official mapping of streets, parks and other public spaces

that will shape the future of the public realm.” The plan also provides guiding principles and minimal development standards for streets, streetscapes, parking, public spaces and building placement, height and materials. The plan intended to provide for fine-grained development, not unlike the Historic District, but with greater flexibility.

According to the petitioner’s application, the reason cited for the creation of and rezoning to a specific PUD is to “[c]reate [a] comprehensive and predictable land planning guide for future development” of the property. The PUD request also includes a revised master plan that is attached. The proposal maintains the block plan, but allows for larger blocks to accommodate larger building footprints. Open space, to include the possibility of plazas, parks and other public areas is also emphasized.

Key elements of the Savannah River Landing PUD are provided in the Findings section. The proposed PUD ordinance is attached.

In addition to the creation of the PUD, the property is also proposed to be rezoned from its current zoning classification, PUD-MXU (Planned Unit Development-Mixed Use). The rezoning is also on the City Council agenda (File No. 17-000452-ZA).

FINDINGS:

1. The development of a PUD is necessary because the property will be subject to a master/regulating plan that will guide the type of development (i.e., land uses) permitted on a block-by-block basis. The proposed standards are specific to this property.
2. The Master Plan is divided into blocks. Each block is designated Mixed Use-Commercial, Mixed Use-Residential or Open Space. The block designation determines the uses that are permitted and the development standards that will apply. Blocks identified as Mixed Use are not required to be Mixed Use; the designation simply allows the opportunity for residential and non-residential development.
3. With the exception of Open Space blocks, each block identifies the maximum building height and number of dwelling units to be permitted for the block. The maximum allowed height varies from a 60 feet in the Mixed Use-Residential blocks to 120-180 feet in the Mixed Use-Commercial area. From the Savannah River, the maximum proposed height is less than is permitted in the interior of the PUD and adjacent to President Street.
4. The existing master plan includes basic design principles, including a requirement for traditional masonry materials and true stucco that are “human scale,” such as brick and block. Building faces over 60 feet in width are recommended to have a vertical break to reduce mass, and building entries should be at provided at least every 50 feet to 100 feet depending on the building size. The proposed PUD indicates that design guidelines will be created and enforced through a declaration of covenants. Because this PUD is a gateway into the Historic District, the petitioner is encouraged to seek the assistance of the City of Savannah, the Metropolitan Planning Commission and the Savannah Development and Renewal Authority when developing the guidelines.

5. With regard to the review process, the PUD proposes that certain standards can be “modified” rather than varied. Modifications are divided into major and minor. Major modifications, to be reviewed by the Planning Commission, would include requests to reduce parking or to exceed (or reduce) any development standard by more than 10 percent. These are typically reviewed as variances through the Zoning Board of Appeals. The modification is proposed so that the “variation” of a standard can reviewed in context of the PUD rather than the stricter hardship-only basis. Minor modifications, to be reviewed by staff, include “variations” of development and buffer standards.
6. The proposed PUD ordinance is clear that for any specific standards not identified within the PUD, the standards of other applicable sections of the Zoning Ordinance will apply. Furthermore, the PUD standard will apply if there is any conflict with another section of the Zoning Ordinance.

ALTERNATIVES:

1. Recommend approval of the PUD as provided.
2. Recommend approval of an amended PUD.
3. Recommend denial of the request.

POLICY ANALYSIS:

The proposed Savannah River Landing PUD will allow for the development of an undeveloped 56-acre parcel in a manner that would retain many of the elements of the existing master plan, but with more flexibility. The PUD is also consistent with the Comprehensive Plan Future Land Use Map classification of “Downtown Expansion.”

RECOMMENDATION:

Approval of the Savannah River Landing Planned Unit Development district that includes a master plan.

Article N. Savannah River Landing Planned Unit Development.

(a) Established.

The Savannah River Landing Planned Unit Development (“PUD”) is hereby established to master plan and to develop property for commercial, residential and mixed use purposes. The PUD will provide standards for blocks and uses in order to provide a predictable level of design for the economic and aesthetic protection of the PUD.

(b) Control.

The property owner, who shall be the declarant under the Declaration of Covenants and Restrictions for the Savannah River Landing (hereinafter “SRL”), shall be the master developer for the PUD. SRL, or any subsequent master developer under the declaration, may transfer or assign the role of master developer to another entity. Should SRL 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.

(c) 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.
- 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.

(d) Modifications and Variances to the Adopted PUD.

Standards that are specific to the Savannah River Landing PUD may be modified, as provided in Sec. 8-3344(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.

(2) **Variances.**

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

(3) **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 Sec. 8-3033. Any Site Development Plan submitted to the Metropolitan Planning Commission must be accompanied with a written approval from the master developer.

(e) **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. Contemporaneously 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: (i) create a governing authority for the approval of design guidelines created under the Declaration; and (ii) provide for the enforcement of such design guidelines.

(f) **Master Plan.**

(1) **Blocks.**

Each block within the master plan has a designation that corresponds to the uses permitted on that block, similar to a zoning district. The designations include Mixed Use Commercial ("MU-C"), Mixed Use Residential ("MU-R") and Open Space ("OS"). The "MU" designation does not restrict development to only mixed use. Uses permitted in each designation are located in subsection (g) of this PUD. The master plan is provided on the last page of this Section.

(2) **Modification to the Approved Master Plan.**

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.

(g) **Permitted and Prohibited Uses.**

(1) **Permitted Uses.**

The uses that are permitted within each block of the PUD are determined by the block designation: either "MU-C," "MU-R," or "OS." **Table 1** identifies the permitted uses by block designation. Any use not specifically listed is expressly prohibited unless the Zoning Administrator determines that the use is similar to a permitted use. Some uses may include use conditions.

Table 1: Permitted Uses by Block Designation and Use Conditions				
USE (X) = Permitted (--)= Not Permitted or No Condition	Block Designation			Use Conditions
	Mixed Use Residential (MU-R)	Mixed Use Commercial (MU-C)	Open Space (OS)	
RESIDENTIAL				
One-family dwelling	X	--	--	--
a. Detached	X	--	--	--
b. Semi-detached	X	--	--	--
c. Attached				
Two-family dwelling	X	--	--	--
a. Detached	X	--	--	--
b. Semi-detached	X	--	--	--
c. Attached				
Three and Four-family dwelling	X	X	--	--
Multi-family dwelling	X	X	--	--
a. Townhouse	X	X	--	--
b. Stacked Townhouse	X	X	--	--
c. Apartment				
Upper Story residential dwelling	--	X	--	--
CIVIC				
Park / Open Area				
Community garden	X	X	X	--
Park	X	X	X	--
Community Services				
Library / Community center	--	X	--	--
Museum	--	X	--	--
Police / fire station or substation	--	X	--	--
Post office	--	X	--	--
Educational				
Colleges and universities	--	X	--	--
Schools (K-12)	--	X	--	--
Day nurseries and kindergartens	--	X	--	See 8-3025 (a), Use 22 (a)
Club or Lodge				
Private club/lodge	X	X	--	--

Table 1: Permitted Uses by Block Designation and Use Conditions				
USE (X) = Permitted (--)= Not Permitted or No Condition	Block Designation			Use Conditions
	Mixed Use Residential (MU-R)	Mixed Use Commercial (MU-C)	Open Space (OS)	
Private club/lodge with facility rental	X	X	--	--
Health Care Facilities				
Assisted Living	--	X	--	--
Child/adult day care home	--	X	--	--
Continuing Care Retirement Community	--	X	--	--
Hospice	--	X	--	--
Hospital	--	X	--	--
Intermediate care facility	--	X	--	--
Nursing home	--	X	--	--
Personal Care Home	--	X	--	--
Places of Worship				
All places of worship	--	X	--	--
COMMERCIAL				
Office				
Office, general	--	X	--	--
Office, medical	--	X	--	--
Studio, multimedia production center	--	X	--	--
Recreation				
Assembly Hall	--	X	--	--
Indoor sports facility	--	X	--	--
Theater/cinema/performing arts	--	X	--	--

Table 1: Permitted Uses by Block Designation and Use Conditions				
USE (X) = Permitted (--)= Not Permitted or No Condition	Block Designation			Use Conditions
	Mixed Use Residential (MU-R)	Mixed Use Commercial (MU-C)	Open Space (OS)	
Retail Sales				See Subsection (g)(2) for prohibited Retail Sale uses
Retail, general	--	X	--	--
Art/photo studio or gallery	--	X	--	--
Convenience store	--	X	--	--
Fuel/gas station	--	X	--	--
Food-oriented retail, including grocery	--	X	--	--
Pharmacy	--	X	--	--
Package stores	--	X	--	--
Wine specialty shop	--	X	--	--
Winery, meadery, cidery	--	X	--	--
Accessory beer and wine sales by the package	--	X	--	--
Services				See subsection (g)(2) for use conditions
Services, general	--	X	--	--
Animal services, indoor	--	X	--	--
Banks	--	X	--	--
Business support services	--	X	--	--
Catering services	X	X	--	--
Instructional studio or classroom	X	X	--	--
Laundromat; dry cleaning/laundry drop-off facility	--	X	--	--
Mopeds, motor scooter sales, rental and leasing	--	X	--	--
Personal service shops	X	X	--	--
Repair-oriented services	--	X	--	--

Table 1: Permitted Uses by Block Designation and Use Conditions				
USE (X) = Permitted (--) = Not Permitted or No Condition	Block Designation			Use Conditions
	Mixed Use Residential (MU-R)	Mixed Use Commercial (MU-C)	Open Space (OS)	
Eating and Drinking Establishments				
Restaurant (with or without alcohol sales)	--	X	--	Drive-thru restaurants shall be permitted only on lots fronting President St.
Bar, tavern	--	X	--	--
Lodging				
Bed and breakfast homestay	--	X	--	--
Inn	--	X	--	--
Hotel/motel, 16 or more rooms	--	X	--	--
Short-term vacation rental	X	X	--	See Section 3025 (a) (use 14a) and Section 3025 (b)(use 9d)
Transportation				
Principal use parking facility (above ground)	--	X	--	--
Principal use parking facility (underground)	--	X	X	--
Trolley depot and maintenance facility	--	X	X	--
Communications				
Wireless Telecommunications Facilities	X	X	X	See Article J
Utilities				
Utilities, Major or Minor	X	X	X	--
OTHER				
Accessory Uses				
Home Occupation	X	X	--	See Definition of home occupation for uses and standards

(2) *Prohibited Uses and Activities; Use Conditions.*

The following uses and activities are not permitted: (i) the sale of firearms and adult-oriented material; and (ii) adult-oriented entertainment. Any use or activity not specifically identified as a permitted use in subsection (g) shall be deemed to be a prohibited use, unless the City of Savannah Zoning Administrator determines that a proposed use is similar to a permitted use in the PUD.

(3) *Temporary Uses.*

The following uses are permitted on a temporary basis and shall not require approval pursuant to Section 8-3025(a): construction offices and construction storage units during the time of active construction; outdoor weddings, receptions and meetings; recreational activities; outdoor events permitted by the master developer; food trucks; religious services; and the sale of seasonal plants and produce; provided, however, such temporary uses shall not be permitted in the Open Space located north of the Mixed-Use Residential block and south of the river walk ("OS-5"). Temporary uses are subject to the temporary use requirements of Sec. 8-3025(a).

(h) *General Development Standards.*

The following general development standards are specific to the PUD and are in addition to the standards provided in this Chapter and elsewhere in this Code. The PUD shall not be a part of the historic district as defined in the Georgia Constitution, Article XI, or be bound by any developmental or design standards with respect to the historic district. Where there are two standards for the same general development standard, the standard in this Section shall apply.

(1) *Open space.*

A minimum of 10% 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 master plan.

(3) *Residential and Non-residential Development Standards.*

Use	Density	Lot Size Per Unit (min)	Lot Width (min)	Yard Setbacks	Building Lot Coverage (max)	Building Frontage on Front Street (min)	Height
Single-family dwelling a. Detached b. Semi-detached c. Attached	See Master Plan	a. 3,000 sf b. 1,250 sf c. 1,250 sf	a. 30 ft b. 18 ft c. 18 ft	Front Yard: Min.: 0 ft & Max.: 12 ft Side Yard: Interior to block Min.: 3 ft & Max.: N/A Side Yard: Corner Lot Min.: 0 ft & Max.: N/A Rear Yard: Min.: 5 ft & Max.: N/A	For all: 100%	--	See Master Plan
Two-family dwelling a. Detached b. Semi-detached c. Attached	See Master Plan	a. 3,000 sf b. 1,250 sf c. 1,250 sf	a. 30 ft b. 18 ft c. 18 ft	Front Yard: Min.: 0 ft & Max.: 12 ft Side Yard: Interior to Block Min.: 3 ft & Max.: N/A Side Yard: Corner Lot Min.: 0 ft & Max.: N/A Rear Yard: Min.: 5 ft & Max.: N/A	For all: 100%	--	See Master Plan
Three and Four-family Dwelling	See Master Plan	1,100 sf	30 ft	Front Yard: Min.: 0 ft & Max.: 12 ft Side Yard: Interior to Block Min.: 3 ft & Max.: N/A Side Yard: Corner Lot Min.: 0 ft & Max.: N/A Rear Yard: Min.: 5 ft & Max.: N/A	100%	70%	See Master Plan

Table 2: Development Standards							
Use	Density	Lot Size Per Unit (min)	Lot Width (min)	Yard Setbacks	Building Lot Coverage (max)	Building Frontage on Front Street (min)	Height
Multi-family dwelling	See Master Plan	None	30 ft	Front Yard: Min.: 0 ft & Max.: 12 ft Side Yard: Interior to Block Min.: 0 ft & Max.: N/A Side Yard: Corner Min.: 0 ft & Max.: N/A Rear Yard: Min.: 0 ft & Max.: N/A	100%	70%	See Master Plan
Nonresidential	See Master Plan	None	30 ft	Front Yard: Min.: 0 ft & Max.: 12 ft Side Yard: Interior to Block Min.: 3 ft & Max.: N/A Side Yard: Corner Lot Min.: 0 ft & Max.: N/A Rear Yard: Min.: 5 ft & Max.: N/A	100%	70%	See Master Plan

Table 2: Development Standards – Footnotes:

- [1] There shall not be a maximum setback or minimum block frontage for MU-C-1B, MU-C-5 or MU-C-8.
- [2] Side yard 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.
- [3] 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.
- [4] Lots located in the MU-R district which front on the river walk may have a detached garage as an accessory structure within the front setback.
- [5] Lots located in the MU-R district may have accessory structures in rear yard with no rear yard setback.

(4) ***Screening and Buffers.***

Screening and buffering shall be required as provided in Sec. 8-3066 (Visual Buffers and Screening) of this Chapter where non-residential and mixed-use development is proposed adjacent to single family and two-family residential. Where a non-residential or mixed-use development is proposed across a public right of way from a non-residential or mixed use development, no buffering or screening is required. For all other development scenarios, no screening or buffering shall be required between use types. 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 non-residential trash receptacles and multifamily residential with common 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 so that of the primary structure.
- iii. Loading docks and truck parking shall be screened from public view using building mass, screen walls, roll down doors and/or landscaping.

(5) ***Off-street Parking and Service Requirements.***

Off-street parking and service requirements shall be required as provided in Article D (Off-street Parking and Service Requirements) of this Chapter except as provided below, however applicants may provide parking below the sum total of the minimum requirements for all uses, 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. In order to reduce the minimum requirements based on shared parking, applicants must submit an independent study of shared parking calculation prepared by a licensed professional engineer or an AICP certified transportation planner.

i. ***Off-street Parking Reduction.***

The required number of off-street parking spaces required by Section 8-3089 of the City of Savannah Zoning Ordinance may be reduced by the percentage or number provided in **Table 3**. To determine the use category for a particular use, reference **Table 1**. For uses not listed, the Zoning Administrator shall determine the parking requirement.

Table 3: Off-street Parking Reduction Permitted by Use	
Use / Land Use Category	Permitted Reduction (Max)
One-family, Two-family, Three and Four-family	Reduced to 1 space per dwelling unit
Apartments, Upper Story Residential	Reduced to 1 space per dwelling unit Dwelling units that are age-restricted for the elderly or the disabled shall provide a minimum of 0.5 spaces per dwelling unit
Institutional	50%
Civic (not including colleges, universities, and seminary; and hospitals)	50%
Civic Community Services	75%
Commercial – Office	25%
Commercial – Recreation	50%
Commercial – Retail (up to first 5,000 sf)	50%
Commercial – Services	50%
Eating/Drinking Establishment	50%
Lodging	50%

ii. ***Off-site Parking.***

Required off-street parking may be provided off-site at a distance of no more than 1,300 feet from the use being served. Valet parking may be provided off-site at a distance of no more than 300 feet from the use being served. The distance shall be measured using the shortest distance from the nearest point of the vehicular or pedestrian access 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 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. Notwithstanding any provision to the contrary, in the event that the City of Savannah shall build or own a parking garage or facility on site, parking spaces located in the parking garage facility may be used by SRL as available parking spaces for purposes of this PUD.

iii. ***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.

(6) ***Signage.***

[Reserved.]

(i) **Definitions.**

The following definitions are specific to the Savannah River Landing 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-

_____(h)(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-_____(h)(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-_____(h)(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.

SAVANNAH RIVER LANDING PUD MASTER PLAN

CITY OF SAVANNAH, GEORGIA

PREPARED FOR:

SAVANNAH RIVER LANDING

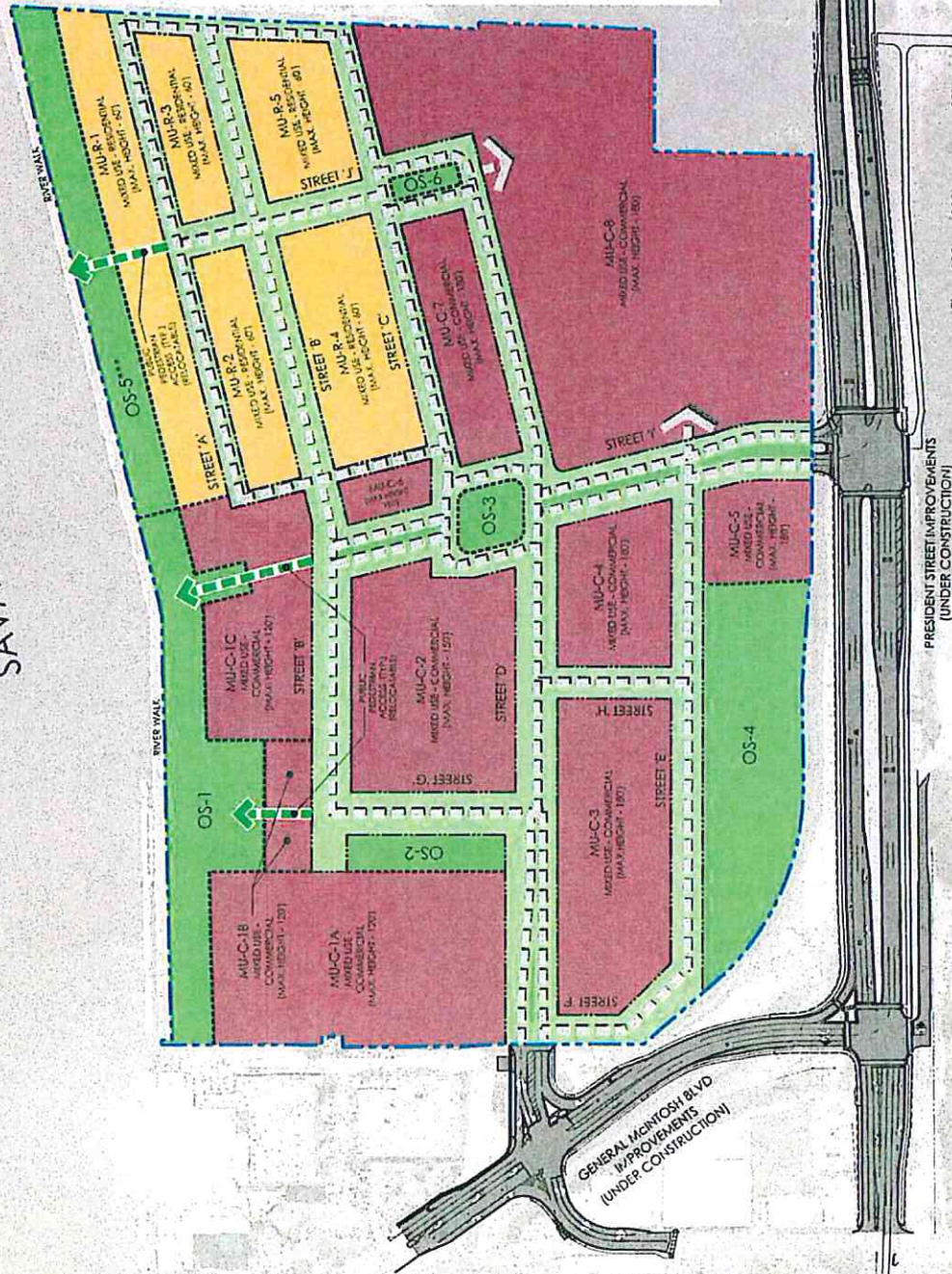
LAND JV LLC

ADOPTED BY COUNCIL ON: 3/23/22, 2017

T&H JOB #: 26193.0000



SAVANNAH RIVER



LEGEND/ SUMMARY

BLOCK IDENTIFICATION SYMBOL	DENSITY*
OVERALL PUD BOUNDARY	± 56.0 AC.
(OS) - OPEN SPACE	N/A
(MU-C) - MIXED USE - COMMERCIAL	100 D.U. / AC.
(MU-R) - MIXED USE - RESIDENTIAL	50 D.U. / AC.

**PROPOSED PUBLIC STREET NETWORK

PUBLIC PEDESTRIAN ACCESS(ES)

*DENSITY IS BASED ON THE GROSS ACREAGE OF THE DEVELOPMENT TRACT OR BLOCK TO INCLUDE THE AREA OF ANY STREETS, ROADS OR OTHER CAR AREAS THAT ARE BEING CONSTRUCTED AS PART OF ANY PARTICULAR PHASE OR PROJECT

**FINAL ALIGNMENTS AND RIGHT OF WAY WIDTHS MAY VARY FROM THAT SHOWN AND ADDITIONAL STREETS MAY BE ADDED WITHOUT REQUIRING A MASTER PLAN AMENDMENT. SEE DEVELOPMENT AGREEMENT FOR REQUIRED STREET SECTIONS.

*** OS-5 OPEN SPACE REPRESENTS THE NO BUILD AREA WITHIN THE RIVERFRONT RESIDENTIAL LOTS. THESE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT PUBLICLY ACCESSIBLE.

TRUMAN PARKWAY



THOMAS & HUTTON
CIVIL ENGINEERS
3000 W. BROADWAY
SUITE 200
SAVANNAH, GA 31404
WWW.THOMASANDHUTTON.COM

CONTACT: 912.438.1111