



# NewZO Wrap-up

**City Council Workshop**  
**June 20, 2019**



# NewZO

## UPDATE:

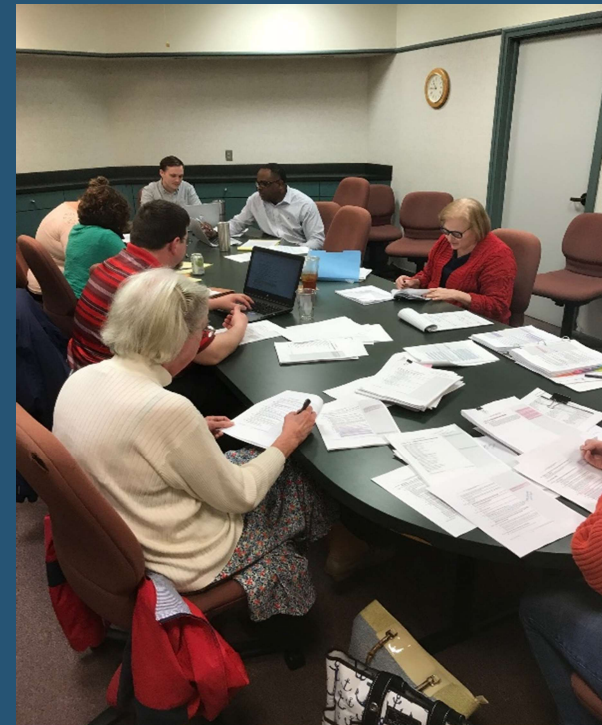
Review full zoning ordinance and zoning map during Council Workshops thru June 20

## REVISED TIMELINE:

- June 20 Public Hearings
- July 2 1<sup>st</sup> Reading
- July 18 2<sup>nd</sup> Reading

## WEBSITE:

[www.newzo.org](http://www.newzo.org)





# NewZO: Zoning Map & Zoning Ordinance

## Zoning Ordinance Chapters

- 1.0 General Provisions
- 2.0 Review Bodies & Administrators
- 3.0 Application & Review Procedures
- 4.0 Measurements & Exceptions
- 5.0 Base Zoning Districts
- 6.0 Special Purpose Districts
- 7.0 Historic and Other Overlay Districts
- 8.0 Use Standards
- 9.0 General Site Standards
- 10.0 Natural Resources
- 11.0 Nonconformities
- 12.0 Violations, Penalties and Enforcement
- 13.0 Definitions & Abbreviations
- A-1 Street Classifications for Land Use**
- A-2 Planned Developments**
- A-3 Properties Rezoned with Specific Conditions**



## Appendix A-1: Street Classifications for Land Use

- Appendix A-1 identifies all street classifications and street segments by name
- Streets classified as:
  - ✓ Interstate/limited access
  - ✓ Arterial (major and minor)
  - ✓ Collector
  - ✓ Local
- Any street not identified shall be considered a local street



## Appendix A-2: Planned Developments

## Appendix A-3: Properties Rezoned with Conditions

### Appendix A-2

- ✓ Planned Unit Developments (PUDs) change to Planned Development Districts (PDs)
- ✓ Complete list of all PDs
  - Goodly Station
  - Cohen's Retreat

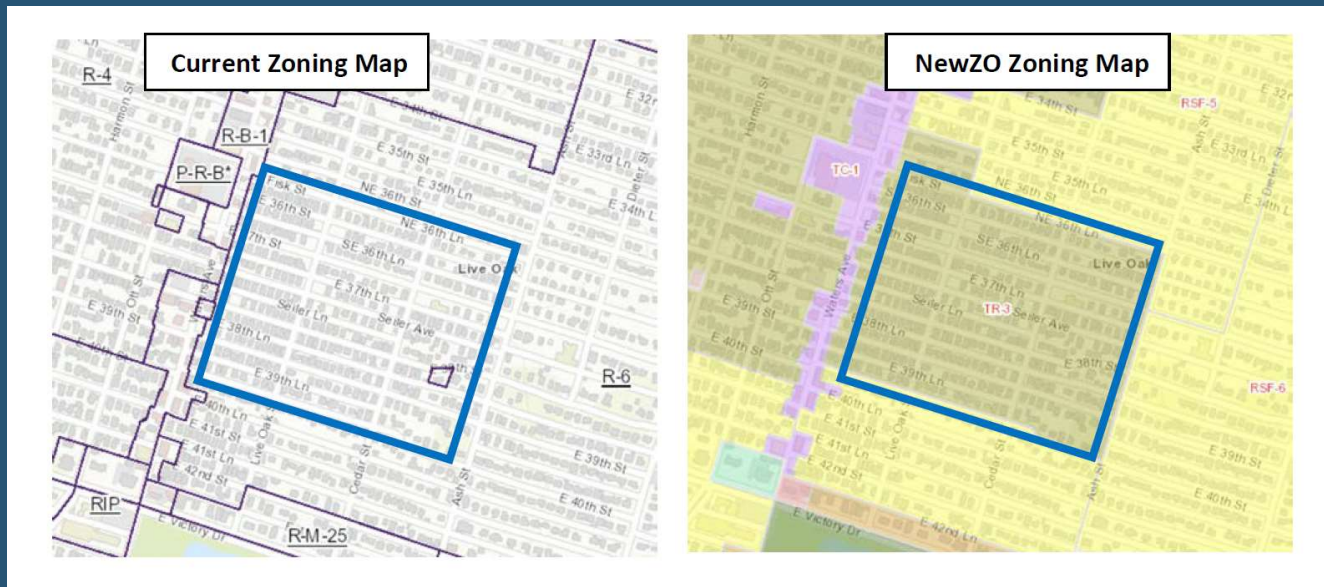
### Appendix A-3

- ✓ Properties rezoned with specific conditions of approval
  - Gateway Project at 703 Louisville Road
- ✓ Properties part of site-specific text amendments
  - Starland Village



# City of Savannah Official Zoning Map

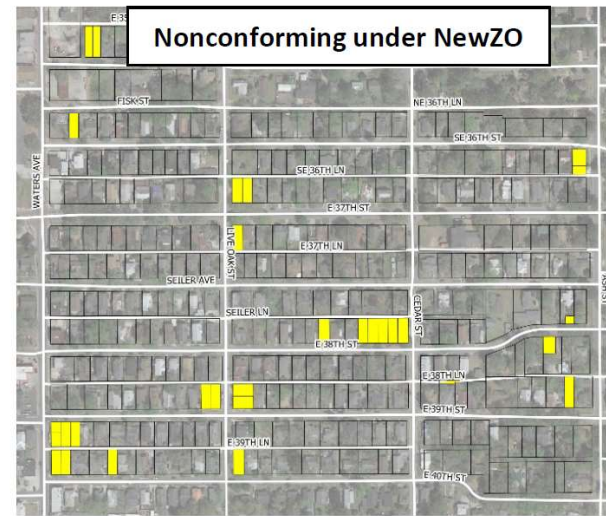
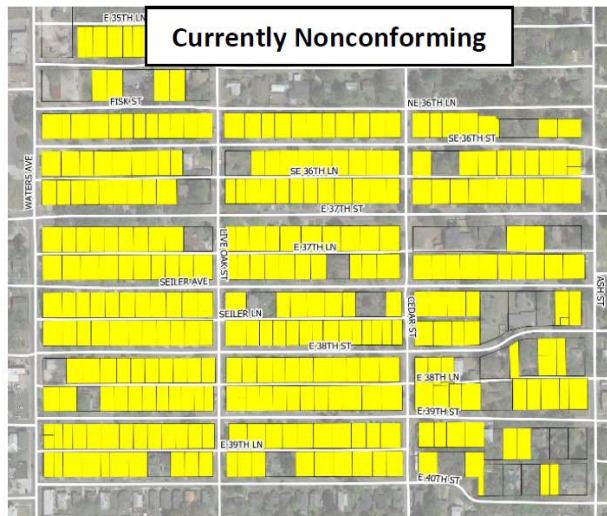
- ✓ Legible zoning map
- ✓ Easier to navigate
- ✓ Fewer districts
- ✓ Districts have a clearer relationship with underlying use patterns
- ✓ Clearer relationship with land use patterns





# Benefits of NewZO

- ✓ **Organizes information and less cumbersome**
- ✓ **Reduces the number of districts**
  - Broken down into two use tables
  - Victorian and Mid-City district have their own standards
- ✓ **Corrects existing zoning districts and development standards to better fit with existing neighborhoods resulting in fewer nonconforming uses**





## Benefits of NewZO

- ✓ **Updates use tables**
  - One use permitted—yet similar use not permitted
  - Causes property owners to request rezoning because use not permitted
- ✓ **Removes archaic language and revamps definitions**
- ✓ **Expands options for mixed-use development**
  - Nearly every business and office district provide for upper-story residential
- ✓ **Complies with State Code**
  - Establishment of Historic Preservation Commission
- ✓ **Revamps Planned Development process**
  - Small-scale PD allows for more flexibility





## Benefits of NewZO

- ✓ **Updates parking standards and relates to Parking Matters recommendations**
- ✓ **Provides clearer processes applications and review procedures**
  - MPC and City's roles clearly articulated
  - Rezoning map amendments, text amendments and variances
- ✓ **More transparency with issuance of Special Use Permits**
  - Recommendation from MPC then considered by Mayor and Aldermen
  - Consistent with legal standards for zoning procedures
- ✓ **Public notice requirements**
  - Outreach to neighborhoods
  - Pre-meeting requirements for most applications





## Once adopted...

- ✓ Effective Date: September 1, 2019
- ✓ From Effective Date through February 29, 2020
  - Any new development submitted may be reviewed under the former ordinance or NewZO at the discretion of the developer
  - Selection made at the time of application submittal and development standards of the ordinance chosen shall be applied





## Next Steps

### Today's Zoning Hearings

- ✓ Adoption of the policies and procedures for calling and conducting public hearings on zoning decisions
- ✓ Adoption of the standards for the exercise of the zoning power
- ✓ Adoption of the Zoning Ordinance and the Official Zoning Map (NewZO)

### June 20

- ✓ 1<sup>st</sup> Reading of NewZO and Zoning Map

### July 3

- ✓ 2<sup>nd</sup> Reading of NewZO and Zoning Map