NewZO Update

Articles 1.0, 2.0, 3.0 and 4.0

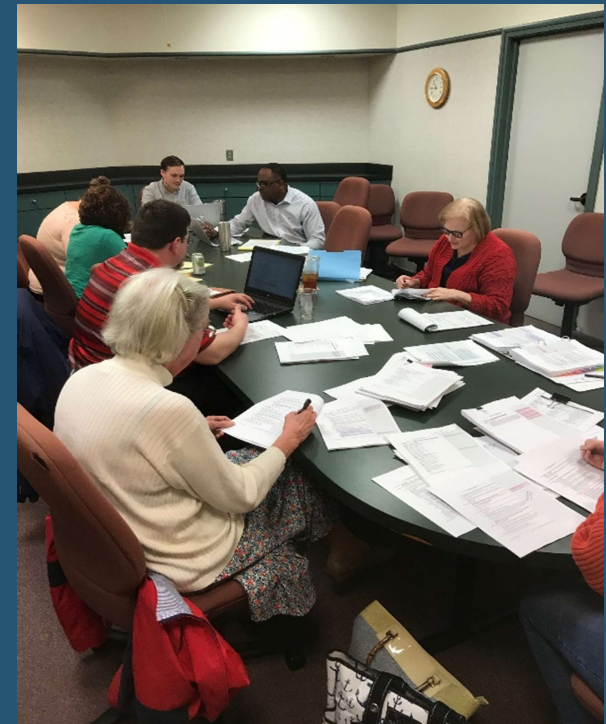**City Council Workshop**
April 28, 2019

NewZO

UPDATE:

Review full zoning ordinance and zoning map during Council Workshops from April 25 - June 6

REVISED TIMELINE:

- June 6   Public Hearings
- June 20   1st Reading
- July 5   2nd Reading

City of Savannah Zoning Ordinance Components
- Text
- Official Zoning Map
- Map amendments or special use permit conditions adopted as part of NewZO

Authority
- Georgia's Zoning Procedures Law [O.C.G.A. 36-66-1 et seq., and City Charter]

Purpose of Ordinance
- Promote the public health, safety and general welfare of the residents and property owners of and visitors to the City
- Encourage the orderly, harmonious and judicious use of land, consistent with the goals, policies and strategies of the Chatham County-Savannah Comprehensive Plan

Article 1.0 General Provisions

Zoning Map and Zoning Districts

- Planned Unit Development districts (PUD)
    - Referred to as Planned Development districts (PD)
    - Located in Appendix A-2

- Parcels rezoned with specific conditions of approval
    - Projects with site-specific text amendments or map amendments linked to site plans
    - Located in Appendix A-3
    - "-S" added to the base zoning district identifier of each such parcel on the Zoning Map

- Any amendment to PDs or parcel rezoned with specific conditions of approval after approval of NewZO will be required to comply with all the conditions of Article 6.0 [Special Purpose Districts]

- Incorporation of Overlay Districts

Transitional Provisions

- Applications submitted and prior approvals

  - **Plans and Permits:** Plans submitted prior to the Effective Date of this Ordinance are governed by the ordinance in place at the time of submittal

  - **Timely Submission:** Revision requests for plans and permits submitted for review prior to the Effective Date of this Ordinance will be provided within 90 days or the submittal will be withdrawn; Subsequent submittals will be reviewed under the ordinance in effect

  - **Text Amendments:** Any text amendment submitted but not adopted by the Mayor and Aldermen prior to the Effective Date of this Ordinance will be denied

  - **Building Permits:** Any building permit requested prior to the Effective Date of this Ordinance will be allowed to follow the requirements of the ordinance in effect at the time of submittal

Outlines responsibilities for:

- Mayor and Aldermen

- Metropolitan Planning Commission

- Zoning Board of Appeals

- Historic Preservation Commission

- Historic District Board of Review

- City Manager

- Planning Director

Zoning Board of Appeals

- Variances
- Relief for non-conforming uses
- Appeals
- ***Mayor and Aldermen will approve special uses***

Historic District Review Board

- Reduce size to 9 members

Historic Preservation Commission [O.C.G.A. 44-10-24]

- Mayor and Aldermen will establish new reviewing authority
- Any locally designated historic district outside of Historic District
  - Victorian District
  - Streetcar Historic District
  - Cuyler Brownville District
  - Ardsley Park Conservation District*
  - Parkside Conservation District*
- Comprised of 9 members

Article 2: Review Bodies & Administrators

Bylaws

- Update all bylaws once adopted

- Include composition of Historic Preservation Commission in bylaws
- Coordinate with Historic Savannah Foundation and others to craft recommendation to Council on composition

Review Authority Rules

- Appointments by Mayor and Aldermen
- Qualifications
- Disclosure
- Ethics
- Removal from Office
- Meetings and Rules of Procedures

Article 2: Review Bodies & Administrators

City Manager

- City development plans
- Temporary uses permits
- Home occupation permits
- Sign permits
- Proactive preservation
- Written interpretations
- Wetlands assessments [as applicable]
- Wetland and marsh buffer modifications
- Traffic Impact Analyses

Planning Director

- Comprehensive Plan amendments
- Zoning Map and Text amendments
- Planned Development districts
- Planning Commission Development Plans
- City Development Plans
- Traffic analyses
- Special Use permits
- Subdivisions
- Local historic district designations including amendments to height & contributing resources maps
- Local historic property designations
- Certificate of Appropriateness for local historic districts and properties
- Historic Preservation Commission
- Historic Downtown Historic District Board of Review

Article 3: Application & Review Procedures

- Consolidates procedures for review of major development & zoning/approval processes submitted to review bodies/administrators in one Article

Development Plan Review

Traffic Impact Analyses

Special Use Permits

Historic District & Property Designations

Certificates of Appropriateness

Proactive Preservation

Zoning Board of Appeals

Nonconforming Uses & Structures

Written Interpretations

- *States public notice requirements*
- *Clearly articulates review standards*
- *Outlines who may initiate*
- *Provides application submittal requirements*
- *Cross-references other sections of the Ordinance*

Proposal	Mailed	Posted	Published	Neighborhood Meeting
			Public Hearing	
Development of Regional Impact (DRI)	n/a	n/a	n/a	n/a
Comprehensive Plan Text Amendment	n/a	n/a	✓	n/a
Comprehensive Plan Map Amendment	✓	✓	✓	n/a
Rezoning (Map Amendment)	✓	✓	✓	✓
Rezoning, Planned Development District	✓	✓	✓	✓
Zoning Text Amendment	n/a	n/a	✓	n/a
Planning Commission Development Plan Review (No Variance)	✓	n/a	n/a	n/a
Planning Commission Development Plan Review (Variance requested)[1]	✓	✓	✓	n/a
Traffic Impact Analysis	n/a	n/a	n/a	n/a
Special Use Permit	✓	✓	✓	n/a
Temporary Use Permit	n/a	n/a	n/a	n/a
Special Exceptions	✓	✓	✓	n/a
Home Occupation Permit	n/a	n/a	n/a	n/a
Wireless Communications Facility	See Sec. 8.9, Wireless Communications Facilities			n/a
Sign Permit	n/a	n/a	n/a	n/a
Local Historic District Designation	✓	✓	✓	✓
Local Historic Property Designation	✓	n/a	✓	n/a
Amendment to a Local Historic District Contributing Resources Map or Height Map	✓	n/a	✓	n/a
Certificate of Appropriateness for Local Historic Districts (No Variance)	n/a	✓	n/a	n/a
Certificate of Appropriateness for Local Historic Districts (Variance requested)	✓	✓	✓	n/a
Proactive Preservation	✓	n/a	n/a	n/a
Administrative Adjustment	n/a	n/a	n/a	n/a
Variance (Zoning Board of Appeals)	✓	✓	✓	n/a
Appeals	See Sec. 3.26.6	✓	✓	n/a
Relief for Nonconforming Uses	✓	✓	✓	n/a

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- Describes in detail specific forms of measurement used to include:

Area

Density
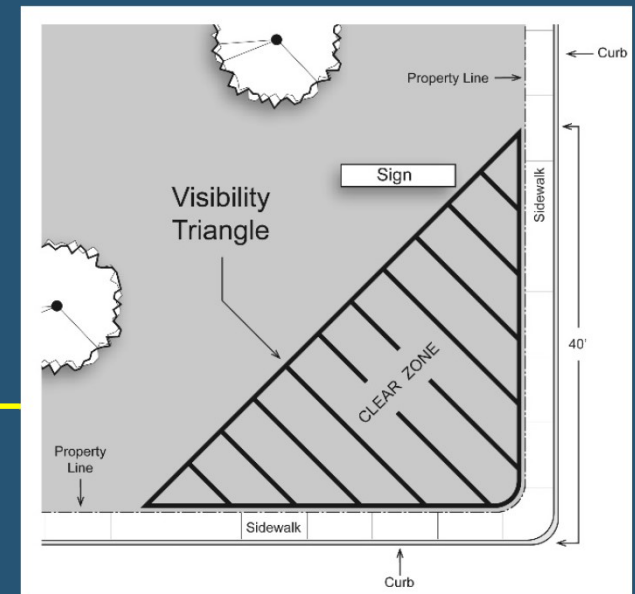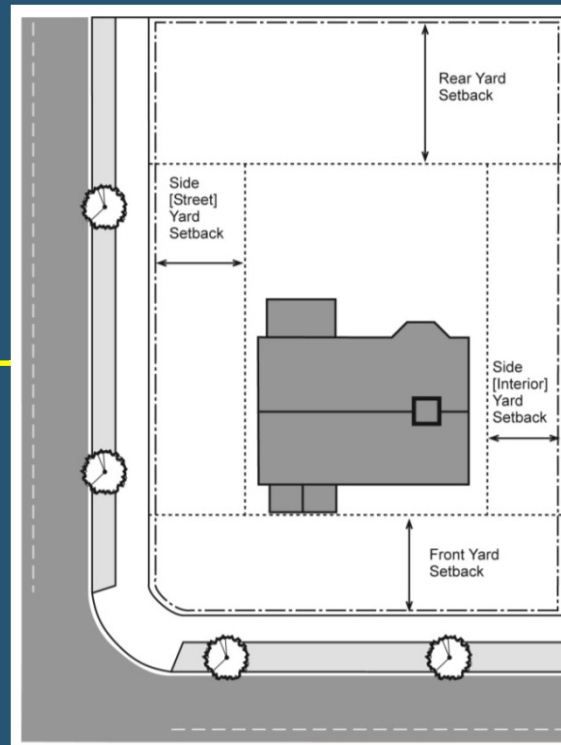
Setback

Building measurements

Height

Block Measurements
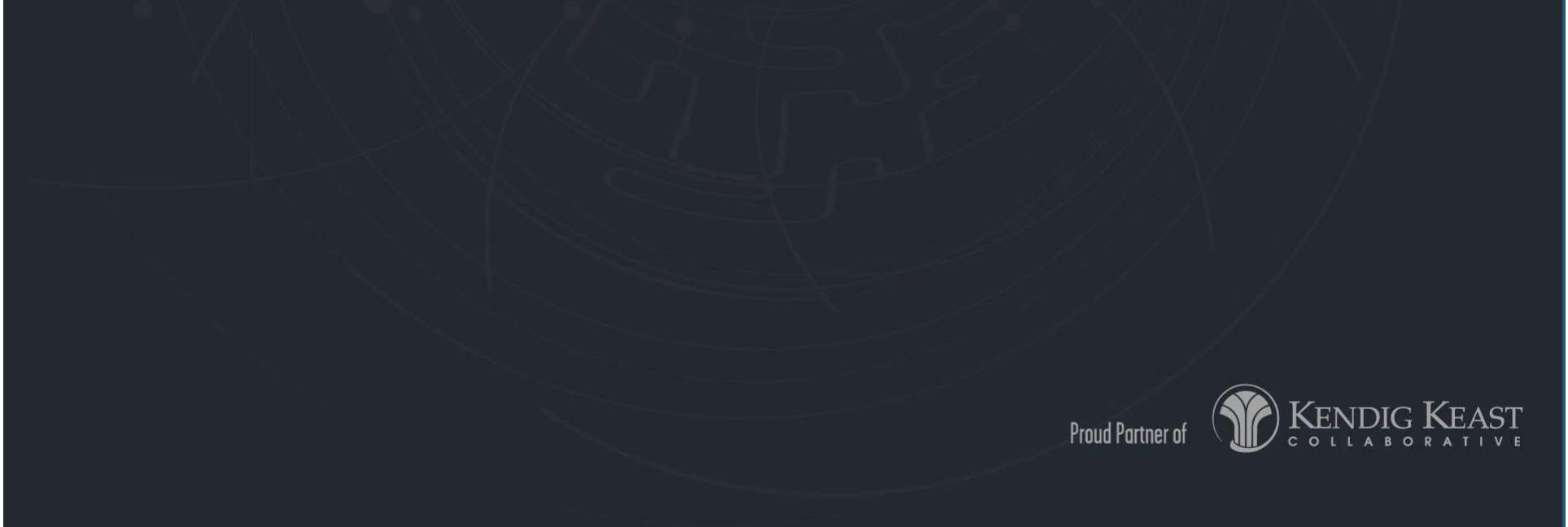
Frontages

Distance Measurements

Visibility triangle

Exceptions & Modifications

enCodePlus™

- Cloud-based code publishing and content management system

- Migrate the City's current (for an electronic archive) and new zoning ordinances, subdivision regulations, and code of ordinances, into online content management, codification, and code publishing system

- Enable staff the in-house flexibility of drafting, editing, updating, amending, archiving, and publishing the City's code, ordinances and resolutions, or any other guidelines, manuals, or plans to the web, plus access to a number value-added tools

- Provides user-friendliness and access, reduces staff time, and state-of-the-art technology reflects positively on the City's progressiveness, transparency, and emphasis on customer support

- Integrate with Geographical Information System (GIS)

- Implement by September 1, 2019