

SAVANNAH
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NewZO Update

Articles 5.0, 6.0, 7.0 and 8.0

City Council Workshop
May 9, 2019



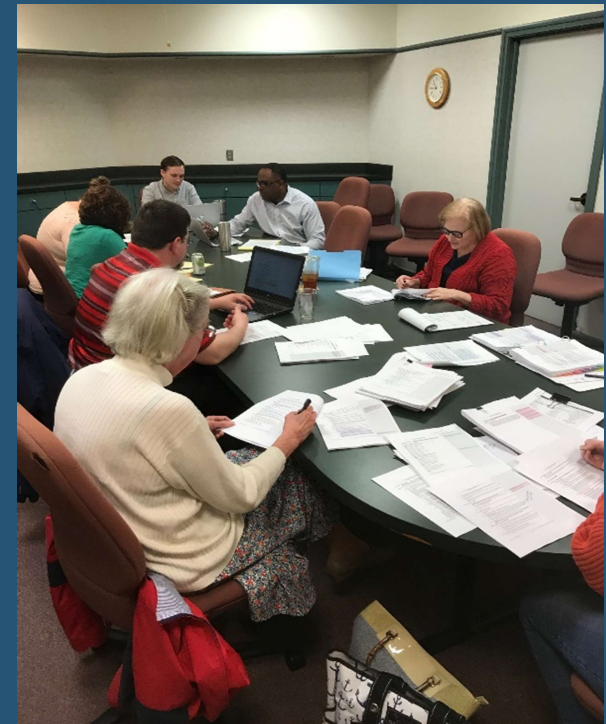
NewZO

UPDATE:

Review full zoning ordinance and zoning map during Council Workshops thru June 6

REVISED TIMELINE:

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



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

Article 5: Base Zoning Districts

NewZO Zoning Districts										
Conservation and Agriculture	Single Family Residential	Duplex	Multi-Family Residential	Traditional Neighborhood	Traditional Residential	Traditional Commercial	Office-Institutional	Downtown	Business	Industry
C	RSF-E	RTF	RMF-1	TR-1	TN-1	TC-1	OI	D-CBD	B-L	IL
C-M	RSF-30		RMF-2	TR-2	TN-2	TC-2	OI-T	D-R	B-N	IL-R
C-P	RSF-20		RMF-3	TR-3	TN-3		OI-E	D-N	B-C	IL-T
A-1	RSF-10							D-C	B-M	I-H
	RSF-6							D-W		
	RSF-5							D-X		
	RSF-4									

- **Provides Principal Use Table**
 - ✓ Identifies zoning districts where uses permitted
 - ✓ Outlines development standards for each district:
 - minimum lot area/width
 - minimum building setbacks
 - maximum building coverage percentages
 - maximum building height



Article 5: Base Zoning Districts

List of Uses	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
d. Each space shall provide electricity and water and the park shall provide facilities to dump sewage into existing sewage lines previously approved for use by the motel operation and shall provide proper lighting and a separate structure with toilets, washbasins, and showers. All applicable codes must be complied with.																		
e. The park shall be so designed as to provide for a proper flow of traffic and each interior street or driveway shall be at least 12 feet in width for one-way traffic and shall be designed for the proper turning, backing, parking and maneuvering of trailers as approved by the traffic engineer.																		
f. Driveways shall be surfaced with asphalt, concrete or the equivalent. Trailer parking area shall be concrete.																		
g. Design of park must be approved by the Bureau of Community Development and all necessary permits, fees and licenses obtained prior to start of construction.																		
(9b) Inn Provided that such use shall contain not more than 15 bedrooms or suites. Such use may serve meals, provided such service shall be limited to guests occupying rooms in the inn. <i>[Use 9b amended April 3, 2014 (14-000202-ZA)]</i>	-	-	X	-	-	X	X	X	-	-	X	-	-	-	-	X		-
(9c) Bed and breakfast homestay Provided such use shall be an incidental use within an owner-occupied principal dwelling structure containing not more than two dwelling units, and provided that not more than one bedroom in such dwelling structure shall be used for such purposes. The sign requirement for such use shall be those established for home occupations. <i>[Use 9c amended January 19, 2017 (16-006759-ZA)]</i>	-	-	X	-	-	-	X	X	-	-	X	-	-	-	-	X		-
(9d) Short-term vacation rental a. The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom. Bedrooms are subject to verification of building code compliance by the Zoning Administrator. b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental. c. The short-term vacation rental use requires a short-term vacation rental certificate. See Division II, Part 8, Chapter 11 ("Short-term Vacation Rentals"). <i>[Use 9d adopted 10-10-14; in effect 1-1-15 (14-003621-ZA); amended 9-28-17 (17-004372-ZA)]</i>	-	-	X	-	-	X	X	X	-	-	X	-	-	-	-	X	X	-
(10) Boardinghouse or roominghouse Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be within 1,000 feet as measured in any direction from property line to property line of a boardinghouse or roominghouse, a care home or other type of group care facility.	X	X					X	X	-	X	-	-	-	-	-	X	X	-

Current Use Table

Article 5: Base Zoning Districts

✓= Permitted Use L= Limited Use S=Special Use Blank Cell = Use not permitted																																																		
PRINCIPAL USES	C	C-M	C-P	A-1	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4	RTF	TR-1	TR-2	TR-3	RMF-1	RMF-2	RMF-3	RMHP	TN-1	Interior Lot	TN-2	Corner Lot	TN-2	TN-3	TC-1	TC-2	D-R	D-N	D-C	D-CBD	D-W	OI-T	OI	OI-E	B-L	B-N	B-C	B-M	IL-R	IL-T	I-L	I-H	Use Standards						
RESIDENTIAL																																																		
Single-family:																																																		
Single-familydetached		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓				✓	✓	✓	✓	✓	✓		✓			✓														
Single-familyattached												✓	✓			✓	✓			✓	✓	✓				✓	✓	✓	✓	✓	✓					✓														
Two-family:																																																		
Two-family												✓	✓	✓		✓	✓			✓	✓	✓				✓	✓	✓	✓	✓	✓					✓														
Multi-family:																																																		
Three-family/ Four-family													L				✓	✓		✓	✓	✓				✓	✓	✓	✓	✓	✓					✓												Sec. 8.1.1		
Townhouse																✓	✓	✓		✓	✓	✓				✓	✓	✓	✓	✓	✓					✓														
Stacked townhouse																✓	✓	✓		✓	✓	✓				✓	✓	✓	✓	✓	✓						✓													
Apartment																	✓	✓		✓	✓	✓				✓	✓	✓	✓	✓	✓	✓			✓	✓														
Continuing care retirement community																		L									✓	✓	✓	✓	✓			L															Sec. 8.1.2	
Cluster Development				L	L	L	L	L	L	L	L	L				L	L	L																															Sec. 8.10	
Manufactured Residential:																																																		
Manufactured home				L															✓																														Sec. 8.1.3	
Manufactured home park																			✓																															
Mixed-use Residential:																																																		
Upper story residential																																																		
Group Living:																																																		

NewZO Use Table



Article 5: Base Zoning Districts

- **Key revisions:**

- ✓ Creates more single-family residential categories to accommodate both smaller and larger lot sizes
- ✓ Provides dedicated 2-family residential district for duplex areas currently zoned R-4
- ✓ Establishes multiple multifamily districts with different development standards
- ✓ Creates multiple traditional residential zones tailored for historic neighborhoods
- ✓ Eliminates current RIP- and R-B districts to downtown districts [D-CBD, D-N, D-R, and D-W]
- ✓ Uses traditional commercial districts [TC-1 and TC-2] outside of the Thomas Square/Streetcar District [along Waters and Bull Street south of Victory]
- ✓ Simplifies business zoning categories into B-L, B-N, and B-C for limited, neighborhood and community business
- ✓ Eliminates of the CIV district in Mid-City/Streetcar District
- ✓ Introduces 2 new office-institutional categories to create 3 office and light commercial zones [OI, OI-T and OI-E]



Article 6: Special Purpose Districts

- **Planned Development Districts [PDs]**
 - ✓ Replaces Planned Unit Developments [PUD]
 - ✓ Provides greater flexibility and relief from general standards of base zoning districts
 - ✓ Allows for innovative development and building reuse for project to be integrated into existing neighborhoods
 - ✓ Varies ordinance except for historic review requirements, natural resource standards and higher law
 - ✓ Requires general master plan and final master plan which mirrors the standards of general and specific development plans
 - ✓ Not intended to circumvent the ordinance for routine developments
 - ✓ Not permitted in Savannah Downtown Historic District; permitted in locally designated historic districts
- **Two types of PDs**
 - ✓ Large Scale: Greater than 2 acres
 - ✓ Small Scale: Less than 2 acres
- **Military Installation District**
 - ✓ Applies to federal military properties [exempt from Zoning Ordinance]

Article 7: Historic & Other Overlay Districts

- Supplements existing base zoning district with additional and different sets of standards and conditions

Airport, Airfield

Manufactured Home

Canal District [Reserved]

Short-term Vacation Rentals

Historic Property

Savannah Downtown Historic

Victorian Historic

Cuyler-Brownville Historic

Streetcar Historic

West River Street Area

Hotel Development

Alcohol Density

Conservation [Ardsley Park-Ardmore]



Article 8: Use Standards

- Provides specific standards for special and limited uses

Residential Use Standards for Limited & Special Uses

Agriculture and Resource Extraction Use Standards for Limited & Special Uses

Civic Use Standards for Limited & Special Uses

Commercial Use Standards for Limited & Special Uses

Industrial Use Standards for Limited & Special Uses

Transportation, Communication and Utilities Use Standards for Limited & Special Uses

Accessory Structures and Uses

Temporary Uses

Wireless Communications Facilities

Cluster Development Standards

- Special conditions approved by City Council—*no longer the Zoning Board of Appeals*



Article 8: Accessory Dwelling Units (ADUs)

Community Input

- ✓ ADUs top priority for community groups
- ✓ Met with neighborhood leadership and stakeholder groups
- ✓ Groups expressed interest in expanding ADU opportunities and providing affordable housing options
- ✓ Focused on providing some expansion while maintaining neighborhood context and development patterns



Article 8: Accessory Dwelling Units (ADUs)

High-level Changes

1. Permit ADUs in all residential districts on lots of sufficient size
2. 200% Rule
3. Exempt ADUs from parking requirements
4. Exempt ADUs from residential density requirements
5. Provide additional clarity on ADU height and size



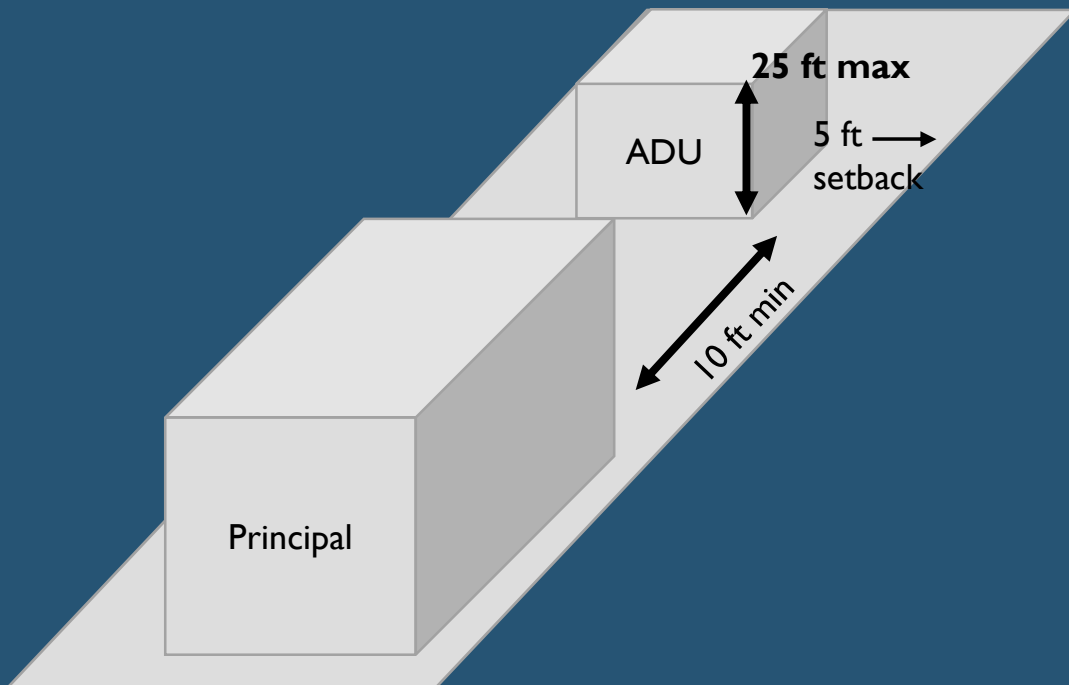
Article 8: Accessory Dwelling Units (ADUs)

ADUs permitted in all residential zoning districts with conditions

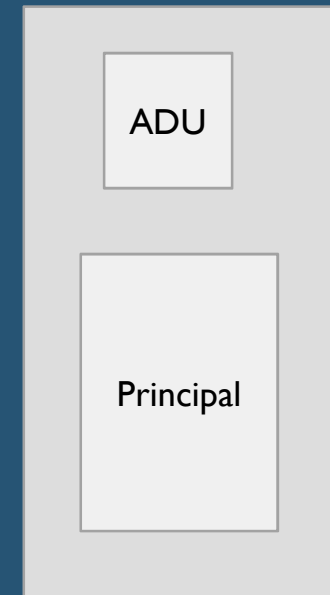
- ✓ Outside of Downtown, Mid-City and the Victorian districts, ADUs must be on lots 200% of the minimum required by the zoning district
 - 12,000 square feet in RSF-6
 - 6,000 square feet in TR- districts
- ✓ For dwellings on large lots, this provides owners the option to build another unit without subdividing

Article 8: Accessory Dwelling Units (ADUs)

ADU Dimensions under NewZO



ADU max
footprint is 40% of
principal building
floor area



ADUs
count
towards
lot
coverage

Article 8: Accessory Dwelling Units (ADUs)

ADU Comparisons

Standard	Existing	NewZO
Height	Same as principal	25 feet*
Lot Coverage	Included	Included
Size	-	Footprint is 40% of principal dwelling SF
Separation	10 feet	10 feet
Bedrooms	Unregulated	1 bedroom max
Style	Depends on district	Compatible with principal
Density	Counts as a separate unit	Exempt
Off-Street Parking	Parking required	Exempt
Attached ADUs	No provisions	Permitted



Article 9: General Site Standards

- Provides details of site planning and project design ensuring development has consistent and desirable character
- Standards in addition to Base Zoning Standards [Art. 5], Planned Development Standards [Art. 6], Overlays [Art. 7] and other requirements in Ordinance



Article 9: General Site Standards

Access Management & Connectivity

Off-Street Parking and Loading

Screening and Buffers

Fences & Walls

Principal Use Outdoor Storage &
Display Areas

Lighting

Signs

- *Removes requirement to close existing driveways*
- *Adds pedestrian connection or stub-out for future linkages, must be provided where a new development lies within ½ mile of a school or existing/planned transit route*
- *Changes grandfathering of off-street parking requirement; will not apply if the building space is increased by 40% or more*
- *Adds bicycle requirements for day care facilities, pharmacies and hotel/motel/inn*
- *Prohibits light strips around windows, including those inside the structure that are visible from the ROW*