

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3 OF THE CITY OF SAVANNAH  
ZONING ORDINANCE; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT  
HEREWITH; 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 Text to be repealed is shown in red, bold, and strikethrough.*

**Article 2.0    Review Bodies and Administrators**

**Sec. 2.5            Historic Preservation Commission**

**2.5.2    Powers and Duties**

The Mayor and Council shall create the Historic Preservation Commission with the following powers and duties:

**b.    Review Authority**

With respect to this Ordinance, the Historic Preservation Commission may review and make recommendations to the Mayor and Aldermen regarding:

- i.**    Any application for a text amendment to the following articles or sections of this Ordinance:
  - 1.**    Sec. 2.5, Historic Preservation Commission;
  - 2.**    Sec. 3.16, Local Historic District Designation;
  - 3.**    Sec. 3.17, Local Historic Property Designation;
  - 4.**    Sec. 3.18, Certificate of Appropriateness for Local Historic Properties and Local Historic Districts;
  - 5.**    Sec. 3.20, Proactive Preservation;
  - 6.**    Sec. 7.7, Historic Property Overlay District; and,
  - 7.**    Any historic overlay district identified in Article 7.0, Overlay Districts, with the exception of Sec. 7.8, Savannah Downtown Historic Overlay District.
  
- ii.**   Any application to designate a local historic district or to amend the boundaries of an existing local historic district,

with the exception of the Savannah Downtown Historic Overlay District (see. Sec. 2.6, Savannah Downtown Historic Board of Review); and

- iii. Creation of and amendments to local historic district ~~height maps and~~ contributing resource maps in all local historic districts and boundary adjustments to the districts, with the exception of the Savannah Downtown Historic Overlay District.

**c. Final Authority**

With respect to this Ordinance, the Historic Preservation Commission shall be responsible for final action regarding:

- i. Certificates of Appropriateness for local historic districts and properties; and
- ii. Special exceptions as identified in Sec. 3.12.2.a.ix - xi; ~~Special Exceptions, and~~
- iii. ~~Variancees (as identified in Sec. 3.21, Variancees).~~

**2.5.5 Implementation**

~~If the newly created Historic Preservation Commission is not constituted by February 29, 2020, a temporary Historic Preservation Commission shall be created comprised of the chair of the Savannah Downtown Historic Board of Review or designee, chair of the Metropolitan Planning Commission or designee, and City appointed representative from the Metropolitan Planning Commission. Once the Mayor and Aldermen have appointed the initial members of the permanent Historic Preservation Commission, the temporary review board shall be abolished.~~

**Sec. 2.6 Savannah Downtown Historic District Board of Review**

**2.6.2 Powers and Duties**

**c. Final Authority**

With respect to this Ordinance, the Historic Board of Review shall be responsible for final action regarding:

- i. Certificates of Appropriateness for ~~new construction, alterations, relocation and demolition as identified in Sec. 3.19, Certificate of Appropriateness for~~ the Savannah Downtown Historic District and properties; and
- ii. Special exceptions as identified in Sec. 3.12.2.a.ix - xi. ~~Variancees (as identified in Sec. 3.21, Variancees).~~

**Sec. 2.7 Planning Director**

### 2.7.3 Powers and Duties

#### c. Final Authority

With respect to this Ordinance and the Subdivision Ordinance, the Planning Director shall be responsible for final action regarding:

- i. Certificates of Appropriateness for actions identified in Sec. 3.19.7; and
- ii. Other duties as specified by this Ordinance.
- ~~iii. The following until such time that the Historic Preservation Commission is officially operating:
  1. Certificates of Appropriateness for local historic districts and properties;
  2. Special exceptions as identified in Sec. 3.12.~~

## Article 3.0 Application and Review Procedures

### Sec. 3.1 Purpose

#### 3.1.2 Pre-application Conference

Before submitting an application for development approval, an applicant shall schedule a pre-application conference with the Planning Director to discuss procedures, standards and regulations required for approval in accordance with this Ordinance. The pre-application meeting may be in person or via conference call. A mandatory pre-application meeting conference is required for the following applications and where specified elsewhere in this Ordinance:

- a. Rezoning (Map Amendment);
- b. Rezoning, Planned Development District;
- c. Zoning Text Amendment;
- d. Planning Commission Development Plan Review (Variance requested);
- e. Local Historic District Designation;
- f. Local Historic Property Designation;
- g. Amendment to Local Historic District Contributing Resources Map or Height Map; and
- h. Certificate of Appropriateness for Local Historic District (~~Variance requested~~).

#### 3.1.3 Forms and Fees

- a. Applications required under this Ordinance shall be submitted on standardized forms approved by the Planning Director
- b. All applications shall be filed as specified on the application.
- c. All fees associated with a review must be paid in full before any application will be processed or reviewed.

**Sec. 3.2 Public Notice**

**3.2.2 Types of Public Notice**

- a. Forms of notice required for public hearings may include mailed notice, published notice provided via a newspaper of general circulation and posted notice by signs as required by Table 3.2-1 below.
- b. Neighborhood meetings shall comply with the requirements as provided in Sec. 3.2.7.
- c. For applications that require a public hearing followed by a Governing Body decision, any required mailed, published or posted notice must be repeated for the public hearing held by the Governing Body unless otherwise specified by this Ordinance.

**Table 3.2-1: Types of Required Public Notice for Applications**

| Proposal   | Mailed   | Posted       | Published         | Neighborhood Meeting |
|--|--|--------------|-------------------|----------------------|
|  |  |              | Public<br>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 |              |                   |                      |
| 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 ( <a href="#">with or without a Special Exception</a> )  | n/a  | ✓            | n/a               | n/a                  |
| <del>Certificate of Appropriateness for Local Historic Districts (Variance requested)</del>  | <del>✓</del>                                     | <del>✓</del> | <del>✓</del>      | <del>n/a</del>       |
| 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                  |
| [1] Variances from the standards of the City of Savannah Subdivision Regulations, Savannah City Code, Part 8, Chapter 2 shall be reviewed by the Savannah Zoning Board of Appeals. |  |              |                   |                      |

## Sec. 3.5 Rezoning (Map Amendment)

### 3.5.7 Action by the Mayor and Aldermen

Upon receipt of the recommendations from the reviewing bodies, the Planning Director shall forward the recommendation(s) to the Mayor and Aldermen for final action.

#### b. Standards

The Mayor and Aldermen shall evaluate the proposed rezoning based upon the standards in Sec. ~~3.5.11~~ 3.5.8, Review Standards for Rezoning Applications.

## Sec. 3.12 Special Exceptions

### 3.12.2 Applicability

a. Special exceptions to specific provisions of this Ordinance may be considered only for the following:

- i. To extend the hours of operation required for certain uses where hours are limited.
- ii. To reduce the minimum distance between certain uses when a separation is required by Secs. 8.1 thru 8.8.
- iii. To provide alternate buffering and/or screening for certain uses when either is required by Secs. 8.1 thru 8.8.
- iv. To decrease the distance from a property line required for certain uses and activities as required by Sec. 8.1 thru 8.8.
- v. To increase the maximum number of fuel pump stations within a TC- or D- zoning district.
- vi. To increase the height of items being stored for certain uses when height is limited by Secs. 8.1 thru 8.8.
- vii. To increase the percentage of building permitted to be used for a specific use or activity where the percentage is limited.
- viii. To increase the amount of outdoor storage area in the IL-R zoning district.
- ~~viii.~~ ~~ix.~~ ~~To increase the maximum building footprint where the footprint is limited in Article 5 or Secs. 8.1 thru 8.8.~~
- ~~ix.~~ ~~To increase the amount of outdoor storage area in the IL-R zoning district.~~
- x. To adjust Preservation and Design Standards for local historic districts as follows:
  1. Secs. 7.8.8, 7.9.8, 7.10.8, and 7.11.8 Secretary of the Interior's Standards and Guidelines for Rehabilitation.
  2. Secs. 7.8.10, 7.9.10, 7.10.10, and 7.11.10 Design Standards.
- xi. To adjust side, front, and rear yard setback

requirements where limited in Article 5.0 Base Zoning Districts as follows:

1. Up to a one (1) foot adjustment may be approved by the Planning Director in all local historic districts.
2. More than one (1) foot up to a two (2) foot adjustment may be approved by the Historic Preservation Commission or Historic District Board of Review.

**3.12.4 Review by the Planning Commission**

All special exceptions, except for special exceptions as identified in Sec. 3.12.2.a.ix. - xi., ~~an increase in building footprint where the building is located in a local historic district as described in Sec. 3.12.5,~~ shall be considered by the Planning Commission at a public hearing.

**3.12.5 Review by Historic Preservation Commission**

~~A special~~ Special exceptions, as identified in Sec. 3.12.2.a.ix. - xi., ~~to increase the maximum building footprint where the footprint is limited for a building within a local historic district,~~ not to include buildings within the Savannah Downtown Historic Overlay District, shall be considered by the Historic Preservation Commission ~~at a public hearing.~~

**3.12.6 Review by Savannah Downtown Historic District Board of Review**

~~A special~~ Special exceptions, as identified in Sec. 3.12.2.a.ix - xi, ~~to increase the maximum building footprint where the footprint is limited for a building within~~ for the Savannah Downtown Historic Overlay District shall be considered by the Savannah Downtown Historic Board of Review ~~at a public hearing.~~

**Sec. 3.18 Certificate of Appropriateness for Local Historic Districts and Local Historic Properties**

**3.18.17 Review by the Historic Preservation Commission**

**b. Review Standards and Criteria**

The Historic Preservation Commission shall review and take final action on the proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria below may apply. See application for more information on which standards and criteria to apply.

- i. The design standards and visual compatibility criteria established

for the applicable local historic district or historic property as provided in Article 7.0, Overlay Districts;

- ii. The Secretary of the Interior's Standards and Guidelines for Rehabilitation, where applicable;
- iii. The sign criteria in Sec. 9.9, Signs; ~~and/or~~
- iv. The relocation or demolition standards identified in Sec. 3.18.8;
- v. Development standards within the applicable zoning districts as identified in Article 5.0 Based Zoning Districts; and/or
- vi. Accessory structure and accessory dwelling unit standards in Sec. 8.7.

c. ~~Variances~~

~~The Historic Preservation Commission shall be permitted to grant certain variances as specified in Sec. 3.21.9, Variances.~~

Special Exceptions

The Historic Preservation Commission shall be permitted to grant certain adjustments as identified in Sec. 3.12.2.a.ix. – xi., Special Exceptions.

### Sec. 3.19 Certificate of Appropriateness for the Savannah Downtown Historic District

#### 3.19.7 Review by the Planning Director

b. **Review Criteria**

The Planning Director shall review and take final action on the proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria below may apply (see application for more information on which standards and criteria to apply).

- i. The design standards and visual compatibility criteria established for the district as provided in Sec. 7.8, Savannah Downtown Historic Overlay District;
- ii. The Secretary of the Interior's Standards and Guidelines for Rehabilitation, where applicable; ~~and/or~~
- iii. The sign criteria in Sec. 9.9, Signs;
- iv. The relocation or demolition standards identified in Sec. 3.19.9;
- v. Development standards within applicable zoning districts as identified in Article 5.0 Base Zoning Districts; and/or
- vi. Accessory structure and accessory dwelling unit standards in Sec. 8.7.

c. Special Exceptions

The Planning Director shall be permitted to grant certain

adjustments as identified in Sec. 3.12.2.a.ix. – xi., Special Exceptions.

**e. d. Action by the Planning Director**

Based on the applicable review criteria, findings shall be provided with the following action which shall indicate if the application should be:

- i. Approved as proposed by the applicant within 45 days of receipt of a complete application;
- ii. Approved with modifications or conditions within 45 days of receipt of a complete application;
- iii. Denied; or
- iv. Referred to the Historic Board of Review at the discretion of the Planning Director. Public notice shall be consistent with Sec. 3.2, Public Notice.

**3.19.8 Review by the Historic Board of Review**

**b. Review Criteria**

The Historic Board of Review shall review and take final action on the proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria below may apply (see application for more information on which standards and criteria to apply).

- i. The design standards and visual compatibility criteria established for the district as provided in Sec. 7.8, Savannah Downtown Historic Overlay District;
- ii. The Secretary of the Interior's Standards and Guidelines for Rehabilitation, where applicable;
- iii. The sign criteria in Sec. 9.9, Signs; ~~and/or~~
- iv. The relocation or demolition standards identified in Sec. 3.19.9.;
- v. Development standards within applicable zoning districts as identified in Article 5.0 Base Zoning Districts; and/or
- vi. Accessory structure and accessory dwelling unit standards in Sec. 8.7.

**c. ~~Variancees~~**

~~The Historic Board of Review may grant certain variancees as specified in Sec. 3.21.9, Variancees.~~

Special Exceptions

The Historic District Board of Review shall be permitted to grant certain adjustments as identified in Sec. 3.12.2.a.ix-xi., Special Exceptions.



## Sec. 3.21 Variances

### 3.21.2 Applicability

- a. Certain requirements may be achieved through alternative compliance. Where alternative compliance is possible, it is specified elsewhere in this Ordinance.
- b. Certain requirements shall not be variable. Such requirements are specified in this Section and may be specified elsewhere in this Ordinance. Any application for a variance that is not permitted by this Ordinance shall not be processed.
- c. The following review authorities shall have the ability to grant variances as specified below.
  - i. The Zoning Board of Appeals for variances not associated with a major development plan—~~or Certificate of Appropriateness except in the case of appeals; and~~
  - ii. The Planning Commission for variances associated with a development plan~~;~~

~~1. The Historic Preservation Commission for certain standards related to Certificates of Appropriateness and identified in Sec. 3.21.9 for all local historic districts and historic properties with the exception of the Downtown Historic District; and,~~

~~2. The Savannah Downtown Historic Board of Review for certain standards related to Certificates of Appropriateness and identified in Sec. 3.21.9 for only the Savannah Downtown Historic District.~~

### 3.21.9 Authority to Grant Variances

Each review authority shall have the authority to grant variances as specified below.

- a. **Zoning Board of Appeals**
  - i. **Variance Authority**
    1. The Zoning Board of Appeals may grant variances only to those standards that are not within the purview of the Planning Commission, ~~Historic Preservation Commission and the Savannah Downtown Historic Board of Review.~~
    2. The Zoning Board of Appeals may grant variances

only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; variable standards in Article 10.0, Natural Resource Standards.

**ii. Variance Criteria**

The criteria in Sec. 3.21.10 shall be the basis of granting a variance request.

**b. Planning Commission**

**i. Variance Authority**

The Planning Commission may grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; any variable standards in Article 10.0, Natural Resource Standards. Variances shall be reviewed concurrently with the submittal for a development plan.

**ii. Variance Criteria**

The criteria in Sec. 3.21.10 shall be the basis of granting a variance request.

~~**e. Historic Preservation Commission**~~

~~**i. Variance Authority**~~

~~The Historic Preservation Commission may grant variances from the measurable design standards as provided for each local historic overlay district in Article 7.0, Overlay Districts; the building setback, and coverage and height standards in Article 5.0, Base Zoning Districts; and, from the sign standards for special districts that are designated local historic districts or historic properties in Sec. 9.9, Signs. The variance shall be reviewed concurrently with the submittal for a Certificate of Appropriateness. The Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of the design standards.~~

~~**ii. Variance Criteria**~~

~~The below criteria shall be the basis of granting a variance request in addition to the criteria in Sec. 3.21.10. If there is non-compliance with at least one of the criteria below or within Sec. 3.21.10, the variance shall not be approved.~~

- ~~1. By reason of unusual circumstances, the strict application of the design standards would result in exceptional practical difficulty or undue hardship upon any owner of any specific property.~~
- ~~2. The variance shall remain in harmony with the general purpose and intent of the design standards so that the architectural or historic integrity or character of the property shall be conserved and substantial justice done.~~

### 3.21.11 Time Limits for Variances

- ~~e. Variances Approved Historic Preservation Commission and Savannah Downtown Historic District Board of Review Approval of a variance pursuant to the provisions of this Ordinance shall be valid for the same time period as provided in Sec. 3.18., Certificate of Appropriateness for Local Historic Districts and Local Historic Properties, or Sec. 3.19, Certificate of Appropriateness for Savannah Downtown Historic District, as applicable. Upon the expiration of an approved Certificate of Appropriateness or the subsequent approved building permit that are consistent with the approved Certificate of Appropriateness, the variance shall become null and void.~~

## Article 7.0 Overlay Districts

### Sec. 7.8 Savannah Downtown Historic Overlay District

#### 7.8.1 Savannah Downtown Historic District Design Standards

##### s. Fences, Trellises and Walls

Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below.

##### i. Configuration

- (1) Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.
- (2) Fences, trellises and walls shall not extend beyond the front façade of a building except in the following cases:
  - (a) A building set back on a trust lot with a front garden;
  - (b) A building set back on an east-west street with a front garden.

- (3) Where permitted, fences or walls shall not exceed 48 inches within the front yard.
- (4) A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

## Sec. 7.9 Victorian Historic Overlay District

### 7.9.10 Victorian Historic District Design Standards

#### a. New Construction, Additions, and Alterations

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

#### i. Setbacks

The front, rear and side yard setbacks for the principal building shall be determined by the base zoning district.

#### xiii. Accessory Structures (including garages, carports and accessory dwelling units, excluding fuel canopies)

In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, accessory ~~buildings~~ structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

- (1) New accessory ~~Accessory buildings and~~ structures shall be located in the rear yard.
- (2) New accessory ~~buildings and~~ structures shall be in scale with other contributing accessory ~~buildings and~~ structures on the lane.
- (3) The height and mass of the primary building shall not be exceeded by any new accessory ~~building or~~ structure on the same parcel.
- (4) Accessory ~~buildings and~~ structures shall not be more than two (2) stories tall.

- (5) Garage openings shall not exceed 12 feet in width.
- (6) New accessory structures may have up to a five (5) foot lane setback to allow a turning radius into the garage.
- (7) Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

**c. Fencing and Walls**

The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

**i. Materials**

- (1) Permitted: Wood, iron, brick, stucco over concrete block, or extruded aluminum.
- (2) Prohibited: Chain-link, vinyl, PVC, and corrugated metal.

**ii. Configuration**

- (1) Fences or walls no more than 36 inches in height may be installed within the front yard.
- (2) Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind of the front façade of the building.
- (3) A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

**Sec. 7.10 Cuyler-Brownville Historic Overlay District**

**7.10.4 Contributing Resources Map**

All resources within the Cuyler-Brownville Historic District shall be classified and designated on the "Cuyler-Brownville Historic District Contributing Resources Map" (Fig. 7.10-2).

# CUYLER-BROWNVILLE HISTORIC DISTRICT Contributing Resources Map

Updated: March 29, 2017





**Figure 7.10-2**  
**Cuyler-Brownville Historic District Contributing Resources Map**

**7.10.10 Cuyler-Brownville Historic District Design Standards**

**a. New Construction, Additions and Alterations**

The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Cuyler-Brownville Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

**i. Setbacks**

The front, rear, and side yard setbacks for the principal building shall be determined by the base zoning district.

**xiii. Accessory Structures (including garages, carports and accessory dwelling units)**

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, accessory ~~buildings~~ structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

- (1) New accessory ~~Accessory buildings and~~ structures shall be located in the rear yard.
- (2) New accessory ~~buildings and~~ structures shall be in scale with other contributing accessory ~~buildings and~~ structures on the lane.
- (3) The height and mass of the primary building shall not be exceeded by any accessory ~~building or~~ structure on the same parcel.
- (4) New accessory ~~Accessory~~ buildings and structures shall not be more than two (2) stories tall.
- (5) Garage openings shall not exceed 12 feet in width.
- (6) New accessory structures may have up to a five (5) foot lane setback to allow a turning radius into the garage.
- (7) Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

**c. Fences and Walls**

The intent of these standards is to ensure that fences and walls define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

**ii. Configuration**

- (1) Fences or walls no more than 36 inches in height may be installed within the front yard.
- (2) Fences or walls no more than six (6) feet in height may be installed within the side or rear yards behind of the front façade of the building.
- (3) A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

**Sec. 7.11 Streetcar Historic Overlay District**

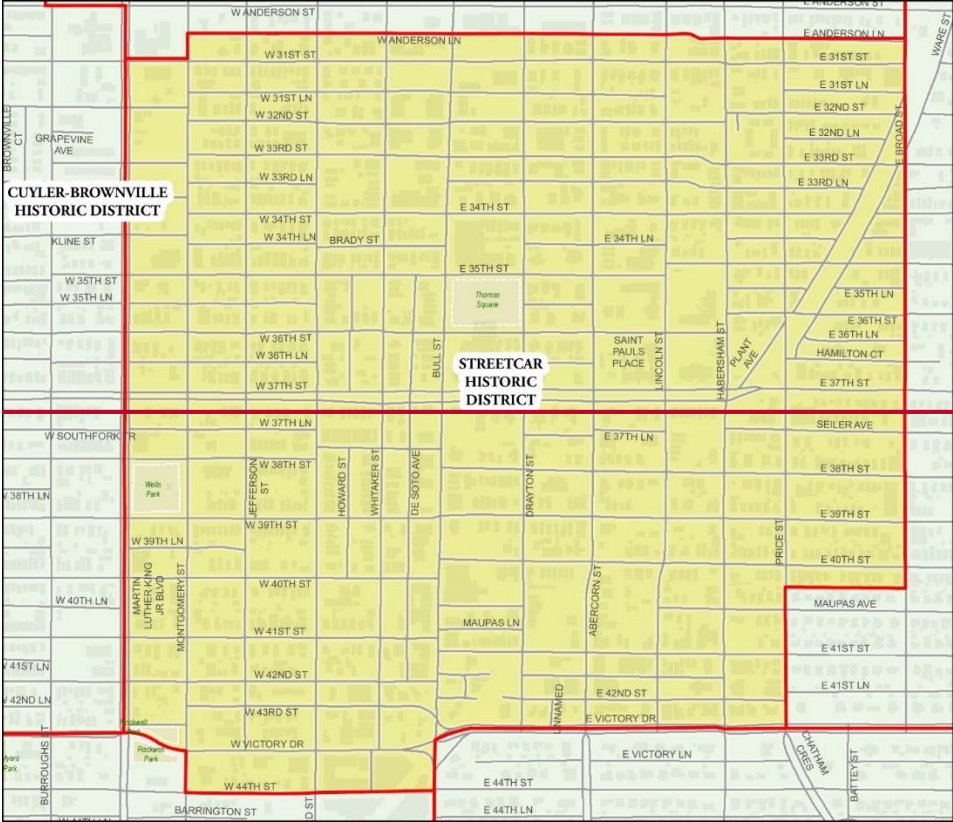
**7.11.2 District Boundaries**

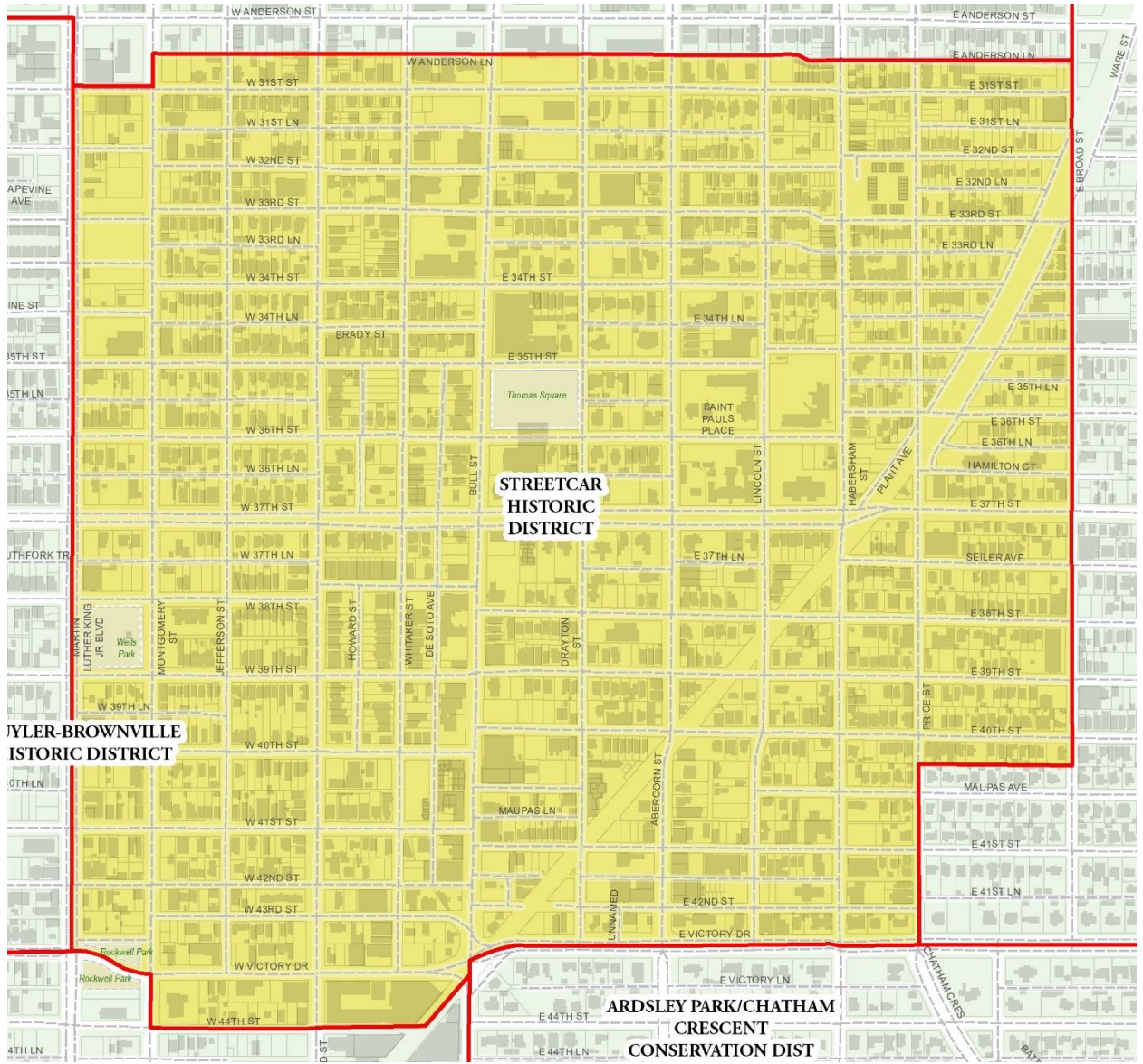
The boundaries of the Streetcar Historic District shall follow the National Register Historic District boundaries with the addition of a small area in the southeast corner of the district, and shall be the area bounded the centerlines of the following streets and lanes: on the north by Anderson Lane; on the south by Victory Drive from Martin Luther King Jr. Boulevard to Montgomery Street, 44<sup>th</sup> Street from Montgomery Street to Bull Street, Victory Drive from Bull Street to



Price Street, and the rear property lines between 40<sup>th</sup> Street and Maupas Avenue from Price Street to East Broad Street; on the east by East Broad Street from Anderson Lane to the rear property lines between 40<sup>th</sup> Street and Maupas Avenue, by Price Street from the rear property lines between 40<sup>th</sup> Street and Maupas Avenue to Victory Drive, by Bull Street from Victory Drive to 44<sup>th</sup> Street; and on the west by Montgomery Street from Victory Drive to 44<sup>th</sup> St, and by Martin Luther King Jr. Boulevard (Fig. 7.11-1).

The Streetcar Historic District includes the Thomas Square, Metropolitan and portions of the Baldwin Park and Midtown neighborhoods.





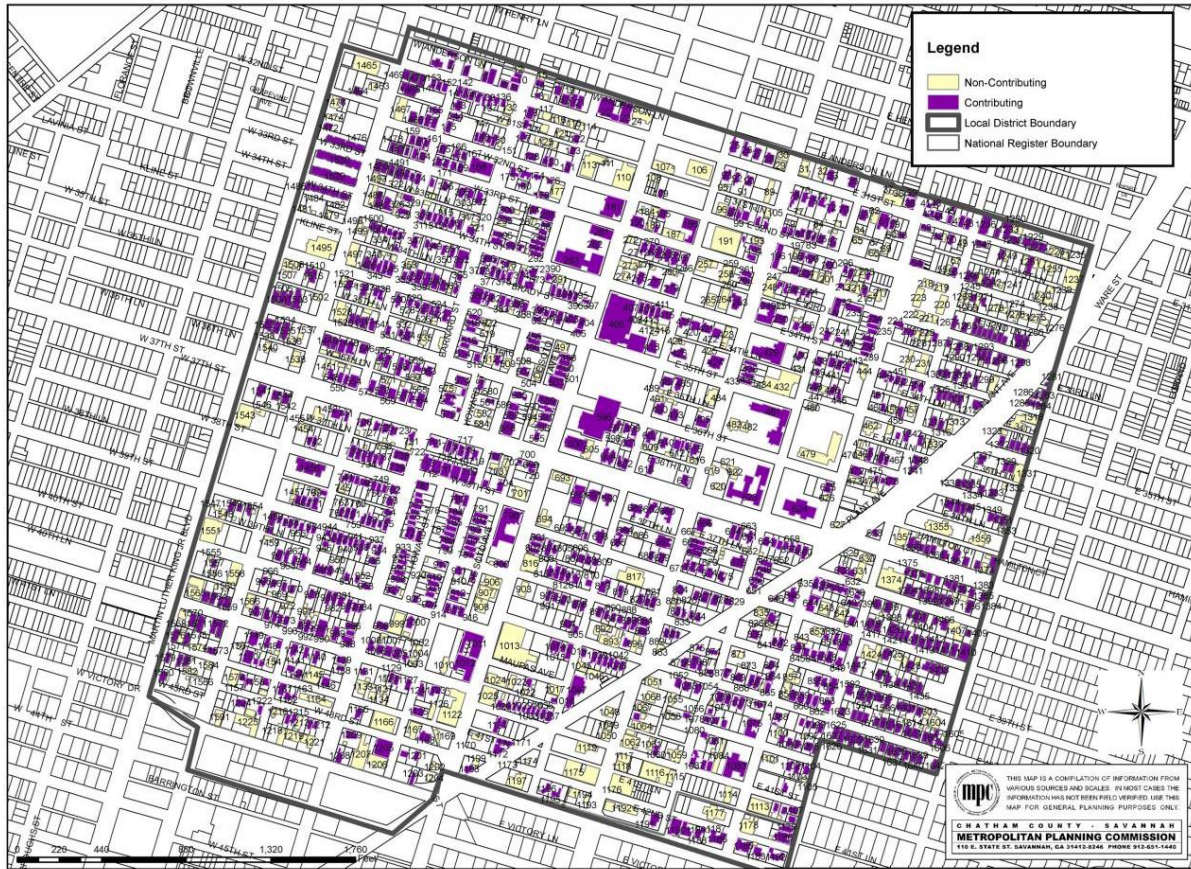
**Figure 7.11-1**  
**Streetcar Historic District Boundaries**

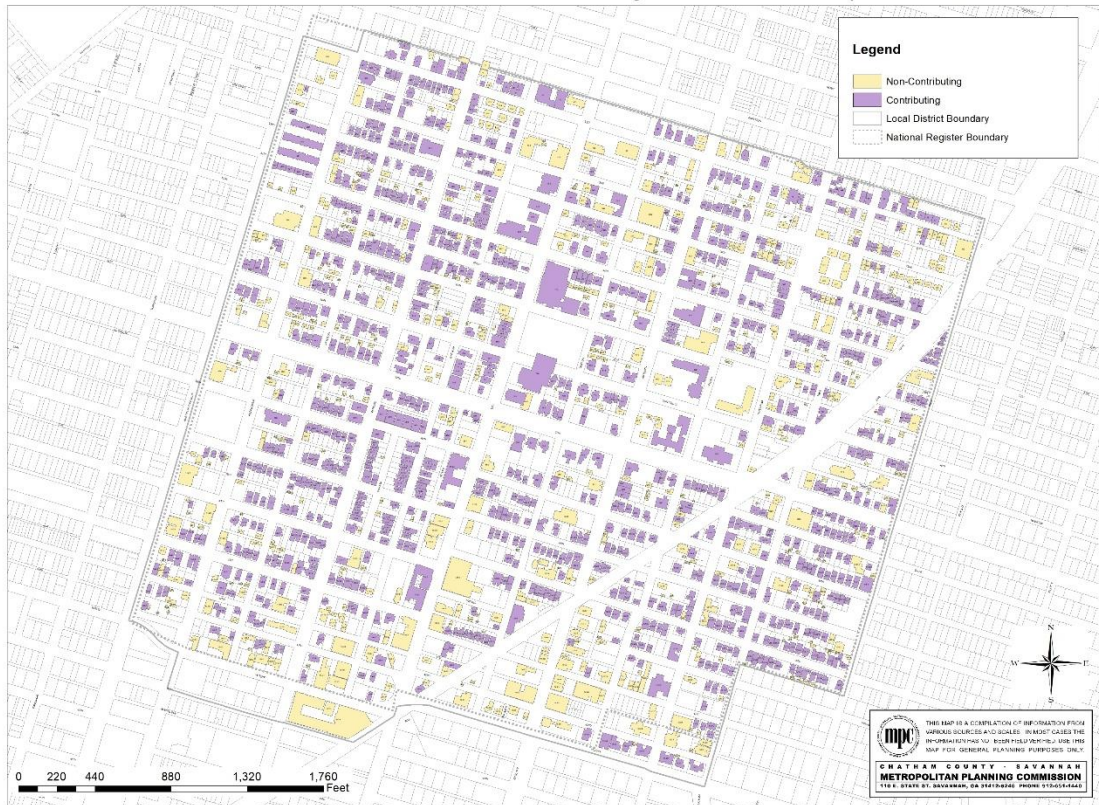
**7.11.4 Classification of Resources**

All resources within the Streetcar Historic District shall be classified and designated on the “Streetcar Historic District Contributing Resources Map” (Fig. 7.11-2).

STREETCAR HISTORIC DISTRICT Contributing Resources Map

Updated October 2019





**Figure 7.11-2**  
Streetcar Historic District Contributing Resources Map

### 7.11.5 Period of Significance

The Period of Significance for the Streetcar Historic District is 1799-1935.

*Commentary: Contributing buildings, structures, sites and objects are identified on the contributing resources map for a local historic district. At the time of adoption of a historic district or a historic property, a Historic Preservation Plan is adopted that includes the contributing resources map.*

**7.11.5 7.11.6 Certificate of Appropriateness Required**

**7.11.6 7.11.7 Criteria for a Certificate of Appropriateness**

**7.11.7 7.11.8 Secretary of Interior's Standards and Guidelines for Rehabilitation**

**7.11.8 7.11.9 Visual Compatibility Criteria**

**7.11.9 7.11.10 Streetcar Historic District Design Standards**

**a. New Construction, Additions and Alterations**

The intent of these standards is to ensure appropriate new construction,

additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless otherwise specified. Though certain building materials are prescribed herein, the Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

**i. Setbacks**

The front, rear, and side yard setbacks for the principal building shall be determined by the base zoning district.

**xiii. Accessory Structures (including garages, carports and accessory dwelling units,)**

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, accessory ~~buildings~~ structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

- (1) New accessory ~~Accessory buildings and~~ structures shall be located in the rear yard.
- (2) New accessory ~~buildings and~~ structures shall be in scale with other contributing accessory ~~buildings and~~ structures on the lane.
- (3) The height and mass of the primary building shall not be exceeded by any accessory ~~building or~~ structure on the same parcel.
- (4) New accessory ~~Accessory buildings and~~ structures shall not be more than two (2) stories tall.
- (5) Garage openings shall not exceed 12 feet in width.
- (6) New accessory structures may have up to a five (5) foot lane setback to allow a turning radius into the garage.
- (7) Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

**c. Fences and Walls**

The intent of these standards is to ensure that fences and walls define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

**ii. Configuration**

- (1) Fences or walls no more than three (3) feet in height may be installed within the front yard.
- (2) Fences or walls no more than ~~six (6)~~ eight (8) feet in height may be installed within the side or rear yards behind ~~of~~ the front façade of the building.
- (3) A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

~~7.11.10~~ 7.11.11 Monumental Buildings

~~7.11.11~~ 7.11.12 Signs

~~7.11.12~~ 7.11.13 Maintenance of Contributing Resources

~~7.11.13~~ 7.11.14 Martin Luther King, Jr. Boulevard-Montgomery Street Redevelopment Plan

**Sec. 7.15 Conservation Overlay District**

**7.15.1 Purpose**

~~7.15.1~~ 7.15.2 Relationship to Zoning Districts

~~7.13.3~~ 7.15.3 Applicability

**Article 9.0 General Site Standards**

**Sec. 9.3 Off-Street Parking and Loading**

**9.3.4 Off-Street Parking Requirements**

**a. Parking Ratios**

Off-street vehicle and bicycle parking spaces shall be provided for all uses listed in the amounts specified in the Table 9.3-1. Special parking requirements shall apply in accordance with Sections 9.3.6 (Downtown Savannah Parking District) and 9.3.7 (Victorian and Streetcar Parking District).

**Table 9.3-1 Minimum Space Requirements**

|  | Vehicle    | Bicycle |
|--|------------|---------|
| <b>RESIDENTIAL USES</b>                      |            |         |
| All residential uses except as listed below: | 1 per unit | n/a     |
| Accessory Dwellings                          | 0 per unit | n/a     |
| Three and Four Family                        | 1 per unit | n/a     |

|   | Vehicle   | Bicycle  |
|---|---|--|
| Apartment/upper-story                       |   |  |
| Studio                                      | 1 per unit  | 1 per 10 units   |
| 1 bedroom                                   | 1 per unit  | 1 per 10 units   |
| 2 bedrooms                                  | 1 per unit  | 1 per 10 units   |
| 3+ bedrooms                                 | 1 per unit  | 1 per 10 units   |
| Continuing Care Retirement Community        | See parking requirement for each type of housing or facility provided | n/a  |
| Manufactured home park                      | 2 per lot + 1 per 4 lots for visitor parking                          | n/a  |
| <b>Group Living</b>                         |   |  |
| Assisted Living                             | 1 per 2 beds + 1 per employee   | n/a  |
| Children's Home                             | 1 per 4 beds + 1 per employee   | n/a  |
| Dormitory, college                          | 1 per 2 beds + 1 per 2 employees                                      | 1 per 4 beds   |
| Fraternity, sorority house                  | 1 per 2 beds  | 1 per 4 beds   |
| Monastery/Convent                           | 1 per 2 beds  | n/a  |
| Personal Care Home, Registered              | 1 per employee  | n/a  |
| Personal Care Home, Family                  | 1 per employee  | n/a  |
| Personal Care Home, Group                   | 1 per employee  | n/a  |
| Personal Care Home, Congregate              | 1 per employee  | n/a  |
| Rooming house                               | 1 per 3 beds  | 1 per 2 beds   |
| Single room occupancy                       | 1 per 3 units   | 1 per 2 units  |
| Substance Recovery Facility                 | 1 per 3 beds + 1 per employee   | 1 per 4 beds   |
| <b>AGRICULTURAL AND RESOURCE EXTRACTION</b> |   |  |
| All uses                                    | As determined by the City Manager or his or her designee              | As determined by the City Manager or his or her designee |
| <b>CIVIC</b>                                |   |  |
| <b>Park/Open Area</b>                       |   |  |
| Botanical Garden/arboretum                  | 3 per acre  | n/a  |
| Cemetery                                    | 1 per employee + 1 per 500 SF of office area                          | n/a  |
| <b>Community Services</b>                   |   |  |
| Museum, library                             | 1 per 400 SF, minimum 5 spaces  | 10% of vehicle parking                                   |



|  | <b>Vehicle</b>  | <b>Bicycle</b>   |
|--|---|--|
| Post Office, Police, Fire Station                              | As determined by the City Manager or his or her designee  | As determined by the City Manager or his or her designee |
| EMS substation, Ambulance service                              | 1 per employee on any given shift + 1 per facility vehicle  | n/a  |
| Shelter (emergency or transitional)                            | 1 per employee  | 1 per 4 occupants  |
| Soup Kitchen, principal use                                    | 1 per employee  | n/a  |
| <b>Day Care Services</b>                                       |   |  |
| Child/adult day care home                                      | 1 per employee plus sufficient off-street space for the safe and convenient loading and unloading of children | 10% of vehicle parking                                   |
| Child/adult day care center                                    | 1 per employee + 1 per 6 persons served   | 10% of vehicle parking                                   |
| <b>Educational</b>   |   |  |
| College, University, Seminary (with dormitories)               | 1 per 600 SF of office and classroom floor area   | 10% of vehicle parking                                   |
| College, University, Seminary (without dormitories)            | 1 per 300 SF of office and classroom floor area   | 10% of vehicle parking                                   |
| Educational building used by a college, university or seminary | 1 per 250 SF of office and classroom floor area   | 10% of vehicle parking                                   |
| School, public or private (kindergarten, elementary, middle)   | 1 per classroom + 1 per 300 SF of office area   | n/a  |
| School, public or private (high)                               | As determined by the City Manager or his or her designee  | 5% of vehicle parking                                    |
| Trade, vocational or business school                           | 1 per 300 SF of office and classroom floor area   | 5% of vehicle parking                                    |
| <b>Health Care Facilities</b>                                  |   |  |
| Hospice; Intermediate Care Facility; Nursing Home              | 1 per 2 beds + 1 per employee   | n/a  |
| Hospital   | 1 per 2 beds + 1 per employee   | 5% of vehicle parking                                    |
| <b>Other Civic Uses</b>  |   |  |
| Place of worship   | 1 per 6 seats in sanctuary  | 2% of vehicle parking                                    |
| Private Club/Lodge   | 1 per 100 SF  | 5% of vehicle parking                                    |
| Detention and Correctional Facilities                          | 1 per 3 seats in the visitation area + 1 per employee   | n/a  |
| Correctional Transition Center                                 | 1 per 300 SF of office area + 1 per employee  | 1 per 4 beds   |

|  | Vehicle  | Bicycle                |
|--|--|------------------------|
| <b>COMMERCIAL USES</b>   |  |                        |
| <b>Office</b>  |  |                        |
| Office, General:   | 1 per 300 SF   | 5% of vehicle parking  |
| Call Center  | 1 per 100 SF   | 5% of vehicle parking  |
| Day labor employment center  | 1 per 200 SF   | 5% of vehicle parking  |
| Office, medical  | 1 per 200 SF   | 5% of vehicle parking  |
| Contractor's office  | 1 per 1,000 SF   | n/a                    |
| Studio/Multimedia Production Facility                              | 1 per 300 SF   | n/a                    |
| <b>Indoor Recreation</b>   |  |                        |
| Arena; Convention center   | 1 per 35 seats   | 5% of vehicle parking  |
| Indoor amusement   | 1 per 250 SF   | 10% of vehicle parking |
| Indoor firearm/archery range                                       | 1 per shooting position  | n/a                    |
| Indoor sports facility   | 1 per 225 SF of gross floor area                                 | 5% of vehicle parking  |
| Theater/cinema   | 1 per 4 seats  | 5% of vehicle parking  |
| Bowling Alley  | 4 per lane   | n/a                    |
| Performing arts theatre  | 1 per 4 seats + 1 per employee                                   | 5% of vehicle parking  |
| <b>Outdoor Recreation</b>  |  |                        |
| All Outdoor Recreation, except as listed:                          | 1 per 250 SF of office area + 1 per 1,000 SF of outdoor use area | 5% of vehicle parking  |
| Campground; recreational vehicle park                              | 1 per campsite + 1 per employee                                  | n/a                    |
| Drive-in theater   | 1 per employee   | n/a                    |
| Golf course, club house  | 4 per hole + 1 per 500 SF in clubhouse                           | n/a                    |
| Golf, Driving Range  | 1 per tee box + 1 per employee                                   | n/a                    |
| Outdoor firearm/archery range                                      | 1 per shooting position  | n/a                    |
| Stadium or arena, commercial amphitheater, outdoor sports facility | 1 per 5 seats  | 5% of vehicle parking  |
| Riding Academy; equestrian center; horse stable, commercial        | 1 per 2 stalls   | n/a                    |
| Tennis Courts  | 2 per court  | n/a                    |

|   | Vehicle   | Bicycle               |
|---|---|-----------------------|
| <b>Retail Sales</b>   |   |                       |
| Retail, General   | 1 per 250 SF  | 5% of vehicle parking |
| Shopping Center   | 1 per 225 SF for the first 100,000 SF and 1 per 300 SF over 100,000 SF                                      | 5% of vehicle parking |
| Art/photo studio, gallery   | 1 per 400 SF  | 5% of vehicle parking |
| Furniture sales   | 1 per 600 SF  | n/a                   |
| Appliance sales   | 1 per 400 SF  | n/a                   |
| Apparel/Clothing sales  | 1 per 225 SF  | n/a                   |
| Manufactured/Modular home, storage building, carport sales; Outdoor Sales | 1 per 300 SF of office area + 1 per employee  | n/a                   |
| Pharmacy  | 1 per 275 SF  | 5% of vehicle parking |
| Plant nursery   | 1 per 250 SF of retail floor area or 1 per 1000 SF of outdoor area open to the public, whichever is greater | n/a                   |
| Garden center   | 1 per 250 SF of retail floor area or 1 per 500 SF of outdoor area open to the public, whichever is greater  | n/a                   |
| <b>Services</b>   |   |                       |
| Service, General  | 1 per 300 SF  | 5% of vehicle parking |
| Animal Services   | 1 per 250 SF  | n/a                   |
| Veterinary Clinic   | 1 per 200 SF  | n/a                   |
| Animal Boarding   | 1 per 4 kennels   | n/a                   |
| Bank  | 1 per 200 SF  | 5% of vehicle parking |
| Business Support Services   | 1 per 300 SF  | 5% of vehicle parking |
| Catering establishment  | 1 per employee, 1 per delivery vehicle  | n/a                   |
| Crematorium   | 2 spaces + 1 per employee   | n/a                   |
| Funeral home  | 1 per 5 seats in chapel + 1 per 200 SF in viewing area  | n/a                   |
| Hall; banquet or reception  | 1 per 75 SF   | n/a                   |
| Instructional studio/classroom  | 1 per 200 SF  | n/a                   |
| Laundromat; Laundry/dry cleaning drop-off facility; Dry                   | 1 per 200 SF  | 5% of vehicle parking |

|  | Vehicle  | Bicycle               |
|--|--|-----------------------|
| Cleaner/Laundry, Neighborhood  |  |                       |
| Personal Service Shop  | 1 per 150 SF   | 5% of vehicle parking |
| Tour Company Terminal  | 1 per 250 SF   | n/a                   |
| <b>Eating and Drinking Establishments</b>  |  |                       |
| Bar; tavern  | 1 per 75 SF  | n/a                   |
| Nightclub  | 1 per 50 SF of area open to the public   | n/a                   |
| Restaurant   | 1 per 100 SF (including outdoor seating area)  | 5% of vehicle parking |
| <b>Lodging</b>   |  |                       |
| Bed and Breakfast Homestay   | 1 per guest room + number required for the type of residential dwelling  | n/a                   |
| Bed and Breakfast Inn  | 1 per guest room + 1 per operator  | n/a                   |
| <b>Hostel</b>  | <b>1 per 3 beds + 1 per employee</b>   | <b>1 per 2 beds</b>   |
| Hotel/motel; inn   | 1 per guest room   | 5% of vehicle parking |
| Short-term Vacation Rental   | Studio up to three (3) bedrooms: the requirement for the type of dwelling<br><br>Four (4) or more bedrooms: the requirement for the type of dwelling plus one space for each additional two (2) bedrooms | n/a                   |
| <b>Vehicle, Watercraft and Heavy Equipment Sales and Services</b>  |  |                       |
| Vehicle sales, rentals and leasing; Heavy equipment and heavy vehicle sales, rentals and leasing; Moped/motor scooter sales, rentals and leasing | 1 per 500 SF of office and indoor display area; 3 per service bay for accessory vehicle service.   | n/a                   |
| Watercrafts sales, rentals and service   | 1 per 500 SF of office and indoor display area;  | n/a                   |
| Vehicle service, minor or major  | 3 per service bay  | n/a                   |
| Heavy equipment/Heavy vehicle service  | 2 per service bay  | n/a                   |
| Automobile Lubrication Facility  | 2 per bay  | n/a                   |
| Vehicle wash, full-service   | 1 per employee   | n/a                   |

|   | <b>Vehicle</b>   | <b>Bicycle</b>        |
|---|--|-----------------------|
| Vehicle towing and impound facility                 | 1 per 3,000 SF of vehicle storage area   | n/a                   |
| <b>Other Commercial Uses</b>                        |  |                       |
| Self-storage facility                               | 1 per 300 SF of office area, minimum 4 spaces  | n/a                   |
| Water-oriented                                      | 1 per wet or dry storage space + 1 per 500 SF of enclosed sales or service area + 1 per employee | n/a                   |
| <b>INDUSTRIAL USES</b>                              |  |                       |
|   |  |                       |
| <b>Warehousing and Wholesaling</b>                  |  |                       |
| Warehouse, wholesaling                              | 1 per 1,000 SF for the first 20,000 SF + 1 per 4,000 SF over 20,000 SF.                          | n/a                   |
| <b>Industry, Manufacturing and Processing</b>       |  |                       |
| Laundry, dry-cleaning, or carpet cleaning plant     | 1 per employee   | 2% of vehicle parking |
| Industry, Manufacturing and Processing, all         | 1 per 1,000 SF or 1 per employee, whichever is greater   | n/a                   |
| Research, Testing and Development laboratory        | 1.25 per employee  | 2% of vehicle parking |
| <b>TRANSPORTATION, COMMUNICATIONS, UTILITIES</b>    |  |                       |
|   |  |                       |
| <b>Transportation</b>                               |  |                       |
| Airport, airfield; Heliport                         | As determined by the City Manager or his or her designee   |                       |
| Passenger terminal                                  | 1 per 200 SF of waiting floor area + 1 per employee  | 5% of vehicle parking |
| Taxi dispatch, limousine service, messenger service | 1 per vehicle  | n/a                   |
| Vehicle and Freight Terminal                        | 1 per 300 SF of office area + 1 per employee   | n/a                   |
| <b>Utilities</b>                                    |  |                       |
| Utility   | 1 per employee   | n/a                   |

**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: Should any section or provision of this ordinance be declared by a court of competent jurisdiction be invalid, that decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

SECTION 5: That the requirement of Section 3.2 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 29th day of April 2020, a copy of said notice being attached hereto and made a part hereof.

ADOPTED AND APPROVED: \_\_\_\_\_, 2020.

\_\_\_\_\_  
Van R. Johnson  
Mayor

ATTEST:

\_\_\_\_\_  
Mark Massey  
Clerk of Council