

AN ORDINANCE
TO BE ENTITLED

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF SAVANNAH (2003),
PART 8, PLANNING AND REGULATION OF DEVELOPMENT, CHAPTER 1,
BUILDING REGULATIONS, ARTICLE A, BUILDING IN GENERAL, SECTION 8-1003,
LOCAL AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE
CODE, 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:

REPEAL PART 8, PLANNING AND REGULATION OF DEVELOPMENT, CHAPTER 1,
BUILDING REGULATIONS, ARTICLE A, BUILDING IN GENERAL,
SECTION 8-1003 IN ITS ENTIRETY.

Sec. 8-1003. Parking in Residential Areas.

Purpose. The Mayor and Aldermen find that it is in the public interest to provide for the proper placement of Certain Vehicles on Residential Properties to eliminate blight and improve health and public safety. It is the purpose of this ordinance to:

- a. Require property owners of residential properties to provide parking for their properties as described in this ordinance.
- b. Require vehicles to be parked on Residential Properties as described in this ordinance.

Definitions.

- (1) Accessory Building – An attached or detached building or structure with walls and a roof which is subordinate to the principal building/facility on a lot, including but not limited to a garage, storage building or any other such not-for-habitation building on the premises. Manufactured/mobile housing units, shipping containers, and recreational vehicles are not accessory buildings. All Accessory Buildings are subject to the provisions of Sections 8-3011 and 8-3057.
- (2) Certain Vehicles – Automobile, truck, van or other motor vehicle designed and intended for use in transporting people and/or goods.

- (3) Contained Gravel - Small stones used for paths or for making concrete which are confined in a manner to restrict the movement or spread beyond the limits of an established driveway.
- (4) Curb Cut – Removal of a section of a horizontal line of concrete, asphalt or other curb material that forms part of the gutter at the edge of a street.
- (5) Derelict Motor Vehicle - A motor vehicle which is inoperative, unlicensed, in a state of major disassembly, disrepair, or in the process of being stripped or dismantled; provided that this definition shall not apply to any motor vehicle or part thereof which shall be located within the premises of any junkyard complying with the laws of the State of Georgia relating to the licensing and regulating of motor vehicle junkyards.
- (6) Driveway Apron - A gently sloping surface in front of an established driveway that enables vehicles to ingress and egress to a public road.
- (7) Established Driveway - An open and notorious pathway that is routinely used by vehicles for safe and orderly ingress and egress between private real property and a public road.
- (8) Front Yard - An open space extending the full width of the lot and from the front of the residential structure to the edge of the front property line.
- (9) Gross Vehicle Weight - The weight of a vehicle without load plus its rated carrying capacity, as specified by the manufacturer of the vehicle.
- (10) Motive Power - something (such as a locomotive or a motor) that provides motive power to a system.
- (11) Motor Coach - Any wheeled motor vehicle which is a single self-contained unit that provides motive powers to a system, such as a locomotive or a motor, and is designated and generally used for occupancy by persons for residential purposes.
- (12) Public Property – Any real property owned, operated, in the possession of or controlled by any federal, state, county, municipal governmental entity, or authority created by any such entity; and any street, alley, sidewalk, or other right-of-way used, owned or dedicated to public use; or any shopping center parking lot open to and used by the general public.
- (13) Public Right-Of-Ways - Any street, alley, lane, or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.
- (14) Real Property - Any land which is the property of some person and all structures integrated with or affixed to the land, including crops, buildings, machinery, wells, dams, ponds, mines, canals, and roads, among other things
- (15) Rear Yard - An open space extending the full width of the lot and from the rear of the residential structure to the edge of the rear property line.

- (16) Residential Properties – A piece of land or real estate consisting of single or multi-family housing.
- (17) Ribbon Strip Driveways - Parallel paths within the boundary of the property owner’s private property upon which vehicle tires travel as part of an established driveway.
- (18) Screened – Hidden from the view of a person standing at ground level on an abutting site by an architectural or landscape feature that is at least six feet in height.
- (19) Side Yard - An open space extending from the side of the residential structure to the side property line and between the front yard and the rear yard.
- (20) Soil - The top layer of the land surface, consisting of the unconsolidated products of rock erosion and organic decay.
- (21) Trailer - Any type of wheeled vehicle, regardless of the use, which is designed to be pulled by a motor vehicle.

1. Placement of Certain Vehicles on Residential Properties

- a. It shall be unlawful to place any operable motor vehicle, boat, or trailer-type vehicle on any residential property, or to keep, store or allow any such vehicle to remain on a residential property except (1) on an established driveway or (2) enclosed in a legal accessory building or (3) parallel and within five (5) feet of an established driveway to the one side closest to the side yard property line provided such parking allows for a minimum set back of three (3) feet from the side yard property line or (d) within a side or rear yard that is screened from the view of public right-of-way or neighboring properties.

- b. For the purposes of this subsection, an “established driveway”.

(1) is an open and notorious pathway that is routinely used by vehicles for safe and orderly ingress and egress between private real property and public right-of-way, and

(2) has a surface consisting of solid or pervious pavement, pavers, contained gravel, stone materials, or other surfaces otherwise authorized by the City of Savannah. Established driveways connecting to a street must include a curb cut, where applicable, and driveway apron meeting City of Savannah design and construction standards (in accordance with section 4-1002 & 4-1003). Soil is not an established driveway surface material in front yards except in parallel paths under vehicle tires as part of an established ribbon strip driveways.

- c. It shall be unlawful to place any inoperable motor vehicle, boat, or trailer-type vehicle on any residential property, or to keep, store or allow any such vehicle to remain on a residential property, except enclosed in a legal accessory building.
 - d. It is a requirement for property owners of residential properties, both owner-occupied and landlords, to ensure all residential parking complies with this and all City Code of Ordinances.
- 2. Parking of specified motor vehicles, motor homes, trailers, semitrailers or truck tractors in residential zone—Prohibited.
 - a. No motor vehicle exceeding 20 feet in length, and/or 10,000 pounds gross vehicle weight, or any trailer coach, motor home, trailer, semitrailer, or truck tractor, or part of such vehicle, shall be parked or stored upon the street adjacent to any lot zoned residential except:
 - 1) Commercial vehicles, when such vehicles are being expeditiously loaded or unloaded, or equipment on such vehicles is being used to perform the special operations for which it was designed, including, but not limited to, the construction, operations, removal or repair of utility or public utility property or facilities or public streets and rights-of-way.
 - 2) Motorcoaches, trailer coaches or motor homes when parked for a period of less than 24 hours.
- 3. Penalty for failure to comply.
 - a. Violations of this ordinance will result in a civil citation to the tenant or owner/occupant requiring payment of a \$25 dollar fee, for Class B violation, OR \$50 dollar fee for Class C violation within five (5) business days (seven calendar days) after the date of issue.
 - b. If, when issuing a civil citation, compliance officers find that the property owner has failed to provide proper parking, the property owner will be issued a Notice To Correct Conditions (NTCC) requiring compliance within 30 days. If compliance has not been met the property owner will receive a subpoena for a Records Court hearing.
- 4. Variances.
 - (1) Request for variance from the provisions of this ordinance shall be submitted in writing to the director of the Code Compliance Department, stating the specific variance requested and reasons why a variance should be granted. The director will review the request and render a decision within ten working days of the request.

(2) A variance will be granted only upon a determination that the request is the minimum necessary to afford relief, and that the overall intent of this ordinance will be implemented.

SECTION 2: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: _____, 2018

EDDIE W. DELOACH, MAYOR

ATTEST:

CLERK OF COUNCIL