

SAVANNAH ZONING ORDINANCE UPDATE

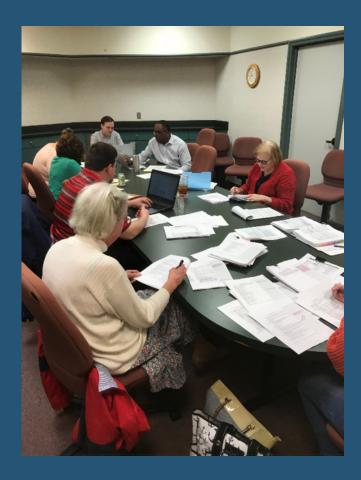
City Council Workshop February 20, 2019





Today's Presentation

- History
- Background
- Zoning and Development Issues Addressed
- Zoning Conversion
- Stakeholder Collaboration
- Draft Zoning Map
- Adoption Resolution







History

Post 1960 Adoption Commentary

Former Director Don Mendonsa, 1962 – "...the zoning ordinance for the City of Savannah is not doing the job that it should in accomplishing the land development objectives of the community." He noted the following issues:

- Numerous Amendments
- Variances and Incorrect Zoning
- Existing Development Patterns and Character
- Relationship between Zoning and Development.
- Ambiguous Zoning Ordinance







Post 1960 Adoption Commentary

Former Director Eugene Culpepper, 1967 –

"...the ordinance has many overlapping and conflicting sections, is difficult to read, and even more difficult to administer. In many instances, the requirements in the existing ordinance are over burdensome on the developer or individual and in other instances, needed controls and standards are not even covered in the ordinance..."





History

Post 1960 Adoption Commentary

Consultant Lane Kendig, 1997 –

- "The number of zoning districts is unreasonably large..."
- Too many districts encourage zoning change requests
- Some distinctions have been made to deal with single uses
- "When a staff and board must process a large number of zoning changes, the burden keeps staff and Commission from doing real planning..."





NewZO Background

- January 9, 2007 was the first public meeting with the Planning Commission in which the zoning ordinance update was discussed.
- Between 2007 and June 2011 approximately 75 meetings were held leading up to the publishing of Draft 1.
- Meetings included Technical and Advisory Committees, Community Groups, the Planning Commission and Elected Officials. The subsequent draft releases followed a similar process and included over 350 total meetings.





Addressing Longstanding Issues

Zoning and Development Issues

- Reduce Nonconformity
- Reduce Requests for Variances
- Improve Usability of the Ordinance
- Reduce Impacts of Incompatible Zoning
- Promote higher residential density where appropriate
- Provide Framework for Improving Neglected Communities





Zoning and Development Issues

Reduce Nonconformity

- Non conformity is substantially reduced by NewZO
- Particularly in residential communities with historic development patterns characterized by small lots with or without lane access.





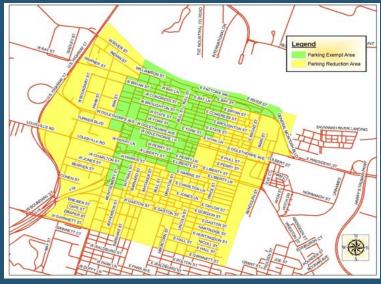
Zoning and Development Issues

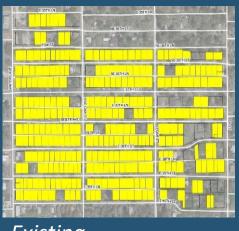
Reduce Variance Requests

Lot Area
Lot Width
Lot Coverage
Parking Requirements

NEWZO proposes lower parking minimum requirements and increases distance-based thresholds for parking sharing:

- 1,300 feet in Downtown parking district
- 600 feet for other non-residential
- 300 feet for other residential
- NewZO applies appropriate dimensional standards to residential properties making more properties conforming







Existing

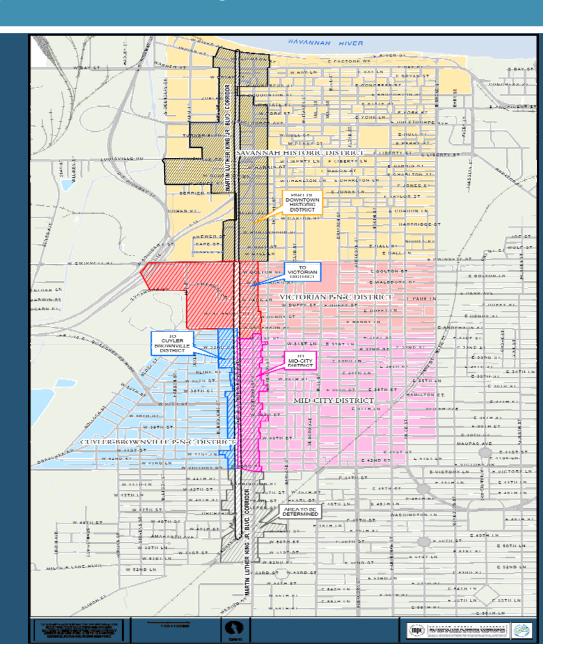
Proposed





Zoning and Development Issues

- Some areas of the city
 have not benefited from
 neighborhood specific
 planning efforts.
- In conjunction with NewZO, planning efforts will commence for these neighborhoods as they align with City of Savannah priorities.







Zoning Conversion

- The Zoning Map for the City of Savannah is being converted in this process.
- While most zoning classifications primary change is in nomenclature, a
 process has to be put in place to review requests for zoning changes prior
 to the effective date of the ordinance.



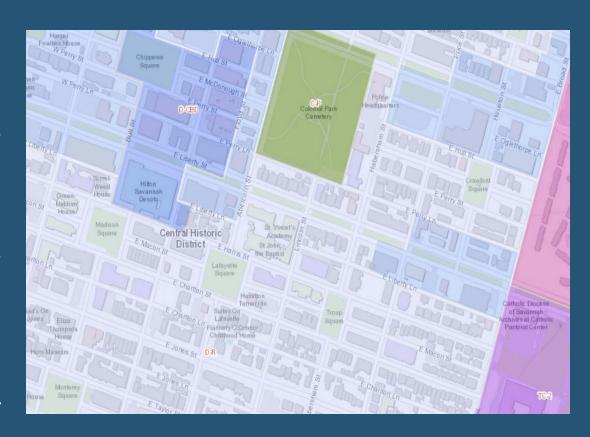
Proposed





New Zoning Map

- Zoning map is the part of the ordinance
- Identifies the zoning classification that has been proposed for each parcel in the City
- The map, once adopted by the Mayor and Aldermen and reaching the effective date, becomes the official zoning map of the City







NewZO Comparison

Zoning Ordinance Chapters

- General Provisions (1.0)
- Review Bodies and Administrators (2.0)
- Application and Review Procedures (3.0)
- Measurements and Exceptions (4.0)
- Base Zoning Districts (5.0)
- Special Purpose Districts (6.0)
- Overlay Districts (7.0)
- Use Standards (8.0)
- General Site Standards (9.0)
- Natural Resources (10.0)
- Nonconformities (11.0)
- Violations, Penalties and Enforcement (12.0)
- Definitions and Abbreviations (13.0)





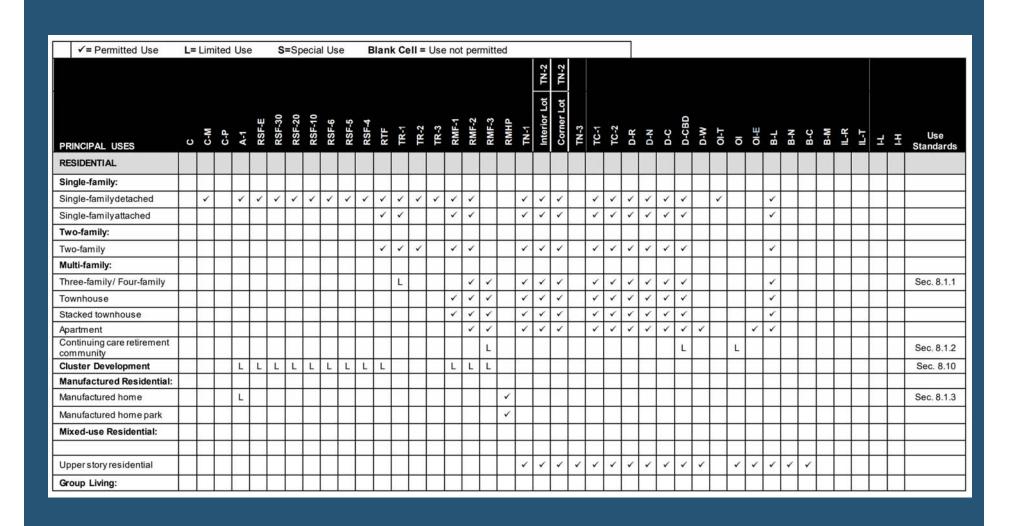
Existing Use Table

List of Uses	R-R	RR.1	R.H	R.N	RN.1	R-C	BC-1	R.G	BG-1	BG-2	В-В	I-L	IL-B	LH	P-IL-T	R-B-C	R-BC-1	0-1
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.	К-Б	KB-1	Б-П	Б-К	BIV-I	Б-С	ВС-1	Б-О	BG-1	BG-2	Б-Б	1-1	пв	1-11	1-11-1	к-Б-С	K-BC-1	<u> </u>
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. 																	9	
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	191	100	X		14	X	X	X	2		X	-	:	2		X		20
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.																		
[Use 9b amended April 3, 2014 (14-000202-ZA)]	_			,										_			a a	\vdash
(9c) Bed and breakfast homestay	-	-	X	-	-		X	X	-		X	-	-	-		X		
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.																		
[Use 9c amended January 19, 2017 (16-006759-ZA)]																		
(9d) Short-term vacation rental	2.50	2.00	Х			Х	х	х	*	*	Х		-	*		X	Х	-5
 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. 																		
 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. 																	8	
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").																		
[Use 9d adopted 10-10-14; in effect 1-1-15 (14-003621-ZA); amended 9-28-17 (17-004372-ZA)]																		
(10) Boardinghouse or roominghouse	х	х	-	-			х	х		Х						х	Х	-
Provided that within R-B, RB-1, R-B-C and R-B-C-1 districts such use shall not be permitted 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.																		





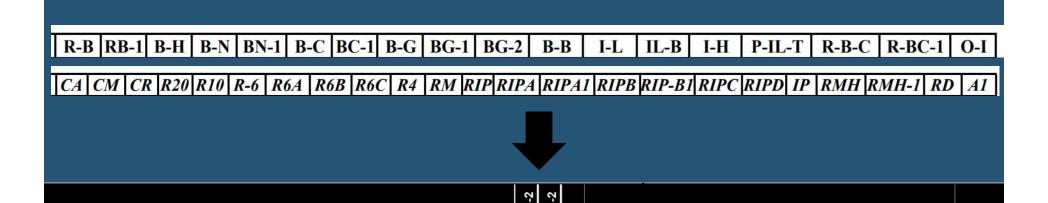
NewZO Use Table







Simplification of Districts



C-M
C-P
A-1
RSF-E
RSF-20
RSF-20
RSF-4
RSF-5
RSF-4
RTF
TR-1
TR-2
TR-2
TR-2
TR-3
RMF-1
RMF-1
RMF-1





Public Notice

Proposal	Pre-Application Conference	Mailed	Posted	Publ	ished	Neighbo	rhood Meetin
			Public Meeting Public Hearing				
Development of Regional Impact (DRI)		n/a	n/a	n/a	n/a		n/a
Comprehensive Plan Text Amendment		n/a	n/a	n/a	Х		n/a
Comprehensive Plan Map Amendment		χ	X	n/a	χ		n/a
Rezoning (Map Amendment)		X	χ	n/a	χ		χ
Rezoning, Planned Development District		X	X	n/a	X		Χ
Zoning Text Amendment		n/a	n/a	n/a	Х		n/a
Planning Commission Development Plan Review (No Variance)		X	n/a	n/a	n/a		χ
Planning Commission Development Plan Review (Variance requested)		X	X	χ	n/a		χ
Traffic Impact Analysis		n/a	n/a	n/a	n/a		n/a
Special Use Permit		X	X	n/a	Х		Χ
Temporary Use Permit		n/a	n/a	n/a	n/a		n/a
Special Exceptions		X	X	X	n/a		n/a
Home Occupation Permit		n/a	n/a	n/a	n/a		n/a
Wireless Communications Facility		See Sec. 8.9, V	Vireless	Communications	Facilities		
Sign Permit		n/a	n/a	n/a	n/a		n/a
Local Historic District Designation [1]		X	χ	n/a	χ		χ
Local Historic District Property Designation		X	n/a	n/a	Х		n/a
Amendment to a Local Historic District Contributing Resources Map or Height Ma	p	X	n/a	n/a	χ		n/a
Certificate of Appropriateness for Local Historic Districts (No Variance)		n/a	X	n/a	n/a		n/a
Certificate of Appropriateness for Local Historic Districts (Variance requested)		X	χ	X	n/a		n/a
Proactive Preservation		X	n/a	n/a	n/a		n/a
Variance (Zoning Board of Appeals)		χ	X	χ	n/a		n/a
Appeals		See Sec. 3.26.6	χ	n/a	Х		n/a
Relief for Nonconforming Uses		X	X	χ	n/a		Χ





Decrease	
Increase	
No Change	
Change In Standard	

USE	EXISTING	NEWZO
RESIDENTIAL USE		
Single-family detached and semidetached dwelling units	2 per unit	1 per unit
Accessory dwellings	-	1 per unit
Multifamily		
studio	1.25 per unit	1 per unit
one-bedroom	1.5 per unit	1 per unit
two-bedroom	1.75 per unit	1 per unit
three+ bedroom	2.0 per unit	1 per unit
Manufactured Home Park		2 per lot + 1 per 4 lots for visitors
Continuing Care Retirement Community	1 per 2 units + 1 per 2 employees	based on requirement for each housing type
Group Living		
Assisted Living	1 per 2 units + 1 per 2 employees	1 per 2 beds + 1 per employee
Children's Home	1 per 2 beds	1 per 4 beds + 1 per employee
Dormitory, College	1 per 2 beds + 1 per 2 employees	1 per 2 beds + 1 per 2 employees





Decrease	
Increase	
No Change	
Change In Standard	

Other Civic Uses		
Place of worship	1 per 8 seats	1 per 6 seats
Private club/lodge	as determined by zoning admin	1 per 100 SF
Detention and correctional facilities	as determined by zoning admin	1 per 3 seats in visitation area + 1 per employee
Correctional Transition Center	as determined by zoning admin	1 per 300 SF of office area + 1 per employee
COMMERCIAL USES		
Office		
Office, general	1 per 200 SF leasable area + 1 per 200 SF reception area	1 per 300 s.f
Call center	-	1 per 100 SF
Day labor employment center	1 per 200 SF leasable area + 1 per 200 SF reception area	1 per 200 SF
Office, medical	1 per 175 SF leasable area	1 per 200 SF
Contractor's office		1 per 1000 SF
Studio/Multimedia Production Facility	1 per 400 SF leasable area	1 per 300 SF
Indoor Recreation		
Arena; convention center	1 per 4 seats	1 per 5 seats
Indoor amusement	as determined by zoning admin	1 per 250 SF
Indoor firearm/archery range	as determined by zoning admin	1 per shooting position
Indoor sports facility	as determined by zoning admin	1 per 225 SF gross floor area
Theater/cinema	1 per 4 seats	1 per 4 seats
Bowling Alley	as determined by zoning admin	4 per lane
Performing Arts Theater	1 per 4 seats	1 per 4 seats + 1 per employee





Decrease	
Increase	
No Change	
Change In Standard	

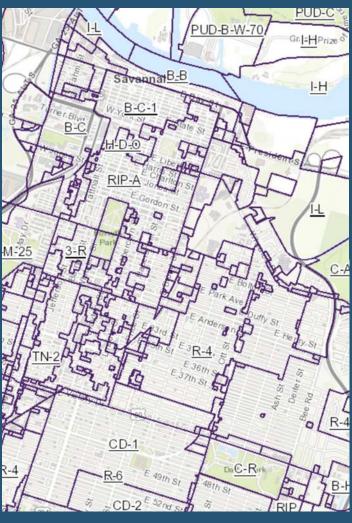
Retail Sales		
Retail, general	1 per 250 SF leasable	
rictan, general	area	1 per 250 SF
Shopping center	1 per 200 SF leasable	C-10 C-10 C-10 C-10 C-10 C-10 C-10 C-10
	area	1 per 225 SF
Art/photo studio, gallery	1 per 400 SF leasable	
, p, 8,	area	1 per 400 SF
Furniture sales	1 per 800 SF leasable	
	area	1 per 600 SF
Appliance sales	1 per 400 SF leasable	
	area	1 per 400 SF
Apparel/Clothing sales	1 per 250 SF leasable	MANAGE STATE OF THE STATE OF TH
	area	1 per 225 SF
Manufactured home, storage		
building, carport sales, outdoor		1 per 300 SF of office area + 1 per
sales		employee
Pharmacy	1 per 200 SF leasable	
Triamidey	area	1 per 275 SF
Plant nursery		1 per 250 SF of retail area
Garden center	1 per 250 SF leasable	
Garden center	area	1 per 250 SF of retail area
Services		
Service, general	V. -	1 per 300 SF
Animal services	1 per 300 SF leasable	
Animai services	area	1 per 250 SF
Vatarinam, alinia	1 per 175 SF leasable	
Veterinary clinic	area or 3 per vet	1 per 200 SF
Animal boarding	-	1 per 4 kennels
Bank	1 per 175 SF + 4 per	
Bank	drive-in window	1 per 200 SF
Business support services		1 per 300 SF
	1	





Map Simplification









Organizational Confusion

Sec. 8-3027 Planned neighborhood conservation district.	Article J: Wireless Telecommunications Facilities		
Sec. 8-3028 Victorian planned neighborhood conservation district.	Article K: Mid-City (Thomas Square) District Zoning Ordinance		
	Article L: New Hampstead PUD		
Sec. 8-3029 Cuyler-Brownsville planned neighborhood conservation district.	Article M: Public Notice		
Sec. 8-3030 Historic district.	Article N: Savannah River Landing Planning Unit Development		





	NewZO Category	Current Category(ies)
Acronym	Full Name	Acronym
С	Conservation	C-M/C-R
C-M	Conservation-Marsh	C-M
С-Р	Conservation-Park	C-R
A-1	Agricultural	C-A
RSF-E	Residential Single-Family-Estate	C-A
RSF-30	Residential Single-Family-30000 SF	
RSF-20	Residential Single-Family-20000 SF	R-20
RSF-10	Residential Single-Family-10000 SF	R-10
RSF-6	Residential Single-Family-6000 SF	R-6
RSF-5	Residential Single-Family-5000 SF	
RSF-4	Residential Single-Family-4000 SF	
RTF	Residential Two-Family	R-4/R-6-A
TR-1	Traditional Residential 1	R-4/R-6-A/R-6-B
TR-2	Traditional Residential 2	R-4/R-6-A/R-6-B
TR-3	Traditional Residential 3	R-M/R-4
RMF-1	Residential Multi-Family 1	R-M
RMF-2	Residential Multi-Family 2	R-M
RMF-3	Residential Multi-Family 3	R-M
RMHP	Residential Mobile Home Park	R-M-H/R-M-H-1

		Current
	NewZO Category	Category(ies)
Acronym	Full Name	Acronym
TN-1	Traditional Neighborhood 1	1-R, 2-R, 3-R
TN-2	Traditional Neighborhood 2	TN-2
TN-3	Traditional Neighborhood 3	
TC-1	Traditional Commercial 1	TC-1/1-B/2-B
TC-2	Traditional Commercial 2	TC-2/2-B/3-B
D-R	Downtown Residential	RIP-A
D-N	Downtown Neighborhood	RIP-B/RIP-A-1/RIP-C
D-C	Downtown Commercial	RIP-B/RIP-B-1
D-CBD	Downtown Central Business District	B-C-1
D-W	Downtown Waterfront	B-B
OI-T	Office and Institutional-Transition	R-B/I-P
OI	Office and Institutional	O-I/I-P
OI-E	Office and Institutional-Expanded	I-P/R-B
B-L	Limited Business	BN-1/R-B/BG-1
B-N	Neighborhood Business	B-N
В-С	Community Business	B-C
B-M	Maritime Business	P-D-M
IL-R	Light Industrial-Restricted	I-L-B
IL-T	Light Industrial-Transition	P-I-L-T
I-L	Light Industrial	I-L
I-H	Heavy Industrial	I-H





Relationship to the Strategic Plan



- I.I CALL RESPONSE → density and infill
- 1.3 RESIDENTS FEELING SAFE IN THEIR NEIGHBORHOODS -> facilitate infill construction, increase density and mix of uses (eyes on the street)





Relationship to the Strategic Plan



- 3.1 REESTABLISH AND PRESERVE NEIGHBORHOODS

 better and more flexible design standards, zoning that better suits historic neighborhoods
- 3.3 MOBILITY AND NEIGHBORHOOD CONNECTIVITY

 parking reforms, bicycle parking
- 3.5 ACCESS TO QUALITY HOUSING → design standards and higher density, more affordable housing







- 4.2 COMMERCIAL CORRIDORS → allow a greater range of uses and mixed uses, create dedicated districts for historic commercial areas
- 4.6 RESILIENT DIVERSIFIED ECONOMY → allow a wider range of uses in different places, which supports entrepreneurship, allows people to live closer to work, and creates more vibrant public spaces





Relationship to the Strategic Plan



- 5.2 ORGANIZATIONAL CULTURE → create an ordinance that is much more straightforward, understandable and user-friendly.
- 5.4 EFFICIENT GOVERNMENT OPERATIONS → fewer variances and rezoning requests
- 5.6 CITY CODE UPDATE AND REVIEW→ NewZO!





Stakeholder Collaboration

Document Release Dates

• Draft 4: May 4, 2018

• Draft 5: August 27, 2018

Final: January 25, 2019

Stakeholder Meetings:

- Savannah Area Chamber of Commerce
- Savannah-Hilton Head International Airport
- Commercial Realtors Alliance
- Military
- Higher education
- Restaurants serving alcohol
- Restaurants not serving alcohol
- Special event venues
- Retail
- Hospitals
- Homebuilders

- Marinas
- Warehouse and industrial
- Car dealers
- Convenience stores
- Churches
- Mobility Advisory
 Committee/Healthy Savannah
- Emerging businesses/entrepreneurs
- Lodging accommodations
- Signage
- Neighborhood Associations
- Savannah College of Art & Design





Stakeholder Collaboration

Outreach letter

60,000+ letters to all persons receiving water bill

Media

- City Span (Channel 8)
- **Radio Show**
- TV interviews
- **Articles in SMN**

Public Meetings & Open Houses

May 10, 16, 17 & 23



nsored by the City of Savannah & the Chatham County - Savannah Metropolitan Planning Commission

August 20, 2018

Dear City of Savannah Resident:

Over the past five years, the City of Savannah in partnership with the Metropolitan Planning Commission (MPC) has been working to revise the City's Zoning Ordinance and corresponding Zoning Map. By the end of 2018, these documents will be presented to the MPC for recommendation to City Council,

The zoning ordinance is used as a tool to help implement the City of Savannah-Chatham County Comprehensive Plan. The goal is to help shape compatible land use patterns while also providing standards to maintain a consistent growth pattern.

Property owners are encouraged to visit <u>www.NewZO.org</u> to learn more about the process and review the Final Draft of NewZO. The site also includes an important link to the zoning map viewer where citizens can enter their address and learn more about their existing and proposed

If you have any questions about this process, visit www. New20.org. You can also contact the City of Savannah at 912-525-3097, MPC at 912-651-1440 or email planning@savannahga.gov

Bridget Lidy Bridget Lidy City of Savannah

Marous Lotson

Marcus Lotson Metropolitan Planning Commission

CITY OF SAVANNAH P.O. BOX 1027 SAVANNAH, GA 31402 912-525-3097





Stakeholder Collaboration

Planning Commission Meetings

- May 22, 2018
- July 24, 2018
- September 25, 2018
- October 30, 2018
- November 27, 2018
- February 12, 2019

City Council Workshops

- April 12, 2018
- August 16, 2018

- Neighborhood notification (Sec. 3.2.7),
- Application completeness (Sec. 3.1.5)
- Grandfathering of off-street parking spaces (Sec. 9.3.4)
- Interim protection when applying for historic district designation (3.16.3)
- Discrepancies on large-scale development (Secs. 3.6 and 13.0)
- Composition of the new Historic Preservation Commission (Sec. 2.5)
- Aesthetic issues related to signage & impervious pavement
- Review procedures for Airport





Town Hall Meetings

- Alderman John Hall, District 3
 Mon, Oct 29, Johnson High School
- Alderman Tony Thomas, District 6
 Thurs, Nov 1, Windsor Hall
- Alderman Durrence, District 2
 Wed, Nov 7, Civic Center Ballroom
- Alderwoman Estella Shabazz, District 5
 Mon, Nov 19, Tatemville Center
- Alderman Van Johnson, District 1
 Mon, Nov 26, Civic Center Ballroom
- Alderman Julian Miller, District 4
 Wed, Nov 28, Candler Hospital Marsh Auditorium





Timeline

Special Call MPC Meeting: February 12

MPC Public Meeting: March 12

City Council Zoning Hearing: March 28

• City Council 1st Reading: April 11

City Council 2nd Reading: April 25

Educate Residents & Staff: April-June

Implement of Code & Map: July 1

• Rollout of EnCode: July 1