

SAVANNAH  
savannahga.gov



# NewZO Update

*Articles 9.0 thru 13.0*

City Council Workshop  
June 6, 2019

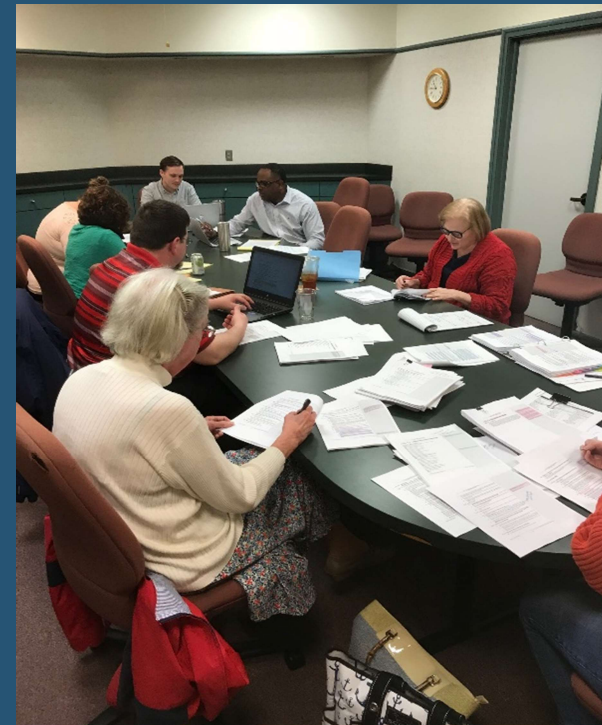
# NewZO

## UPDATE:

Review full zoning ordinance and zoning map during Council Workshops thru June 20

## REVISED TIMELINE:

- June 20 Public Hearings
- July 2 1<sup>st</sup> Reading
- July 18 2<sup>nd</sup> 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 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

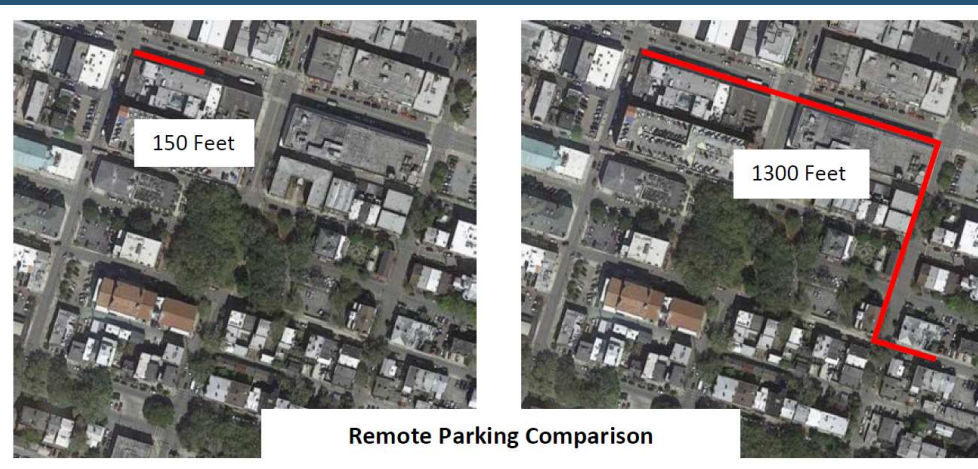
Streetcar Historic

- *Removed requirement to close existing driveways*
- *Added 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*
- *Prohibited light strips around windows, including those inside the structure that are visible from the ROW*

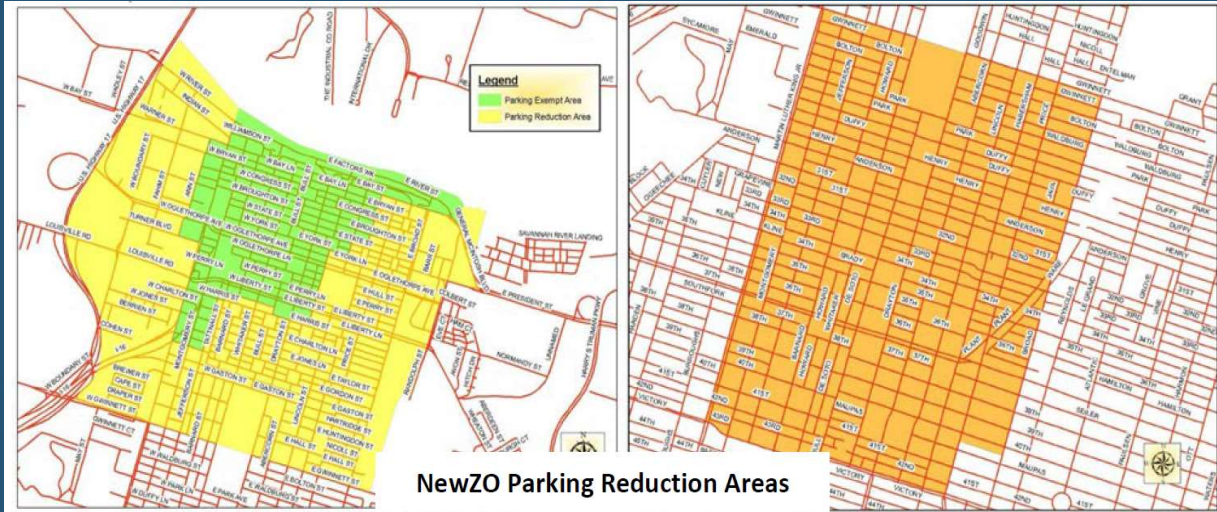
## Article 9: General Site Standards

### PARKING

- Requires all residential types have one space per unit
- Codifies parking requirements reducing zoning administrator discretion
- Increases requirements for certain uses
- Adds measurement section to provide clarity on number of required spaces
- Removes requirement to close existing driveways
- Provides stricter standard for fractional spaces
- Introduces incentives for motorcycle/moped and bicycle parking
- Enables all uses in downtown to secure remote parking 1,300 feet (5-minute walk) from use
- Provides for payment in lieu parking (Victorian and Streetcar districts)



# Article 9: General Site Standards



## Downtown Savannah Parking Reductions

Use/Category	Permitted Reduction
Educational	25%
Lodging	25%
Office	25%
Eating/Drinking Establishments	40%
Indoor Amusement	40%
Services	50%
College	50%
Places of Worship	50%
Indoor Recreation	50%
Apparel/Furniture	50%
Retail, for the first 5,000 SF	60%
Community Services	75%
Single-family, Two-family, Three/Four Family, Apartments, Upper-story	1 per unit required

## Victorian and Streetcar Parking Reductions

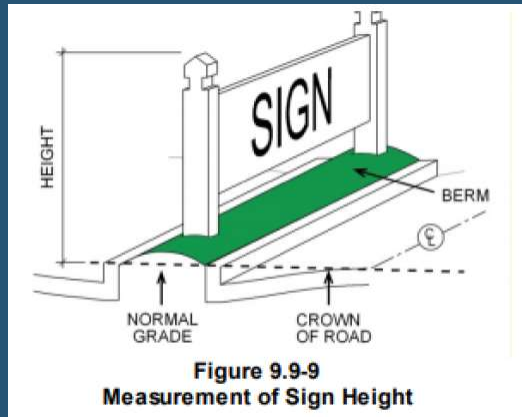
Use/Category	Permitted Reduction
Educational	25%
Lodging	25%
Office	25%
Eating/Drinking Establishments	25%
Indoor Amusement	25%
College	25%
Services	25%
Places of Worship	50%
Indoor Recreation	50%
Community Services	50%
Retail, for the first 5,000 SF	50%
Single-family, Two-family, Three/Four Family, Apartments, Upper-story	1 per unit required



## Article 9: General Site Standards

### SIGNS

- Consolidates regulations (permitted sign types, locations, dimensions)
- Uses images and graphics
- Regulates type, place and manner—does not regulate content
- Breaks down signage types into detailed sub-types
- Defines signage dimensions and supplements with graphics





# Article 10: Natural Resource Standards

- Protects open spaces, natural resources, community character and the quality of water and land while reducing future vulnerability to natural hazards and cultivating a sense of space

Protected River Corridor Buffer

Groundwater Recharge Area

Wetlands Assessment

Wetland and Marsh Buffers

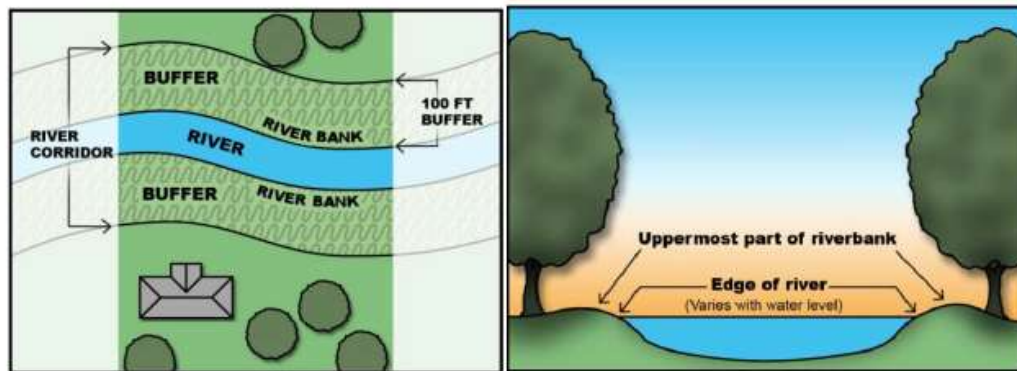


Figure 10.2-1  
Measurement of Buffer

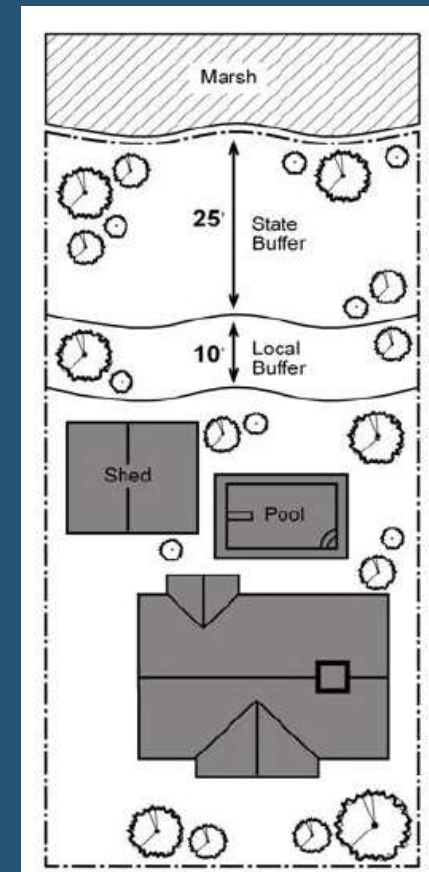


Figure 10.5-2  
Marsh Buffer

## Article 11: Nonconformities

- Establishes regulations and limitations on continued existence of uses that came into existence legally but do not conform to one or more of the Ordinance requirements

General Standards

Nonconforming Uses & Structures

Nonconforming Lots of Record

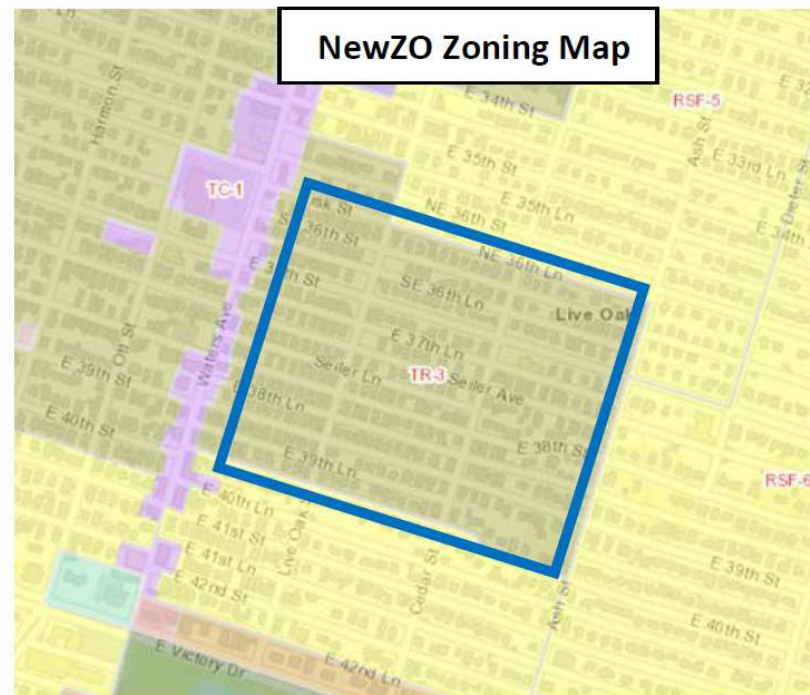
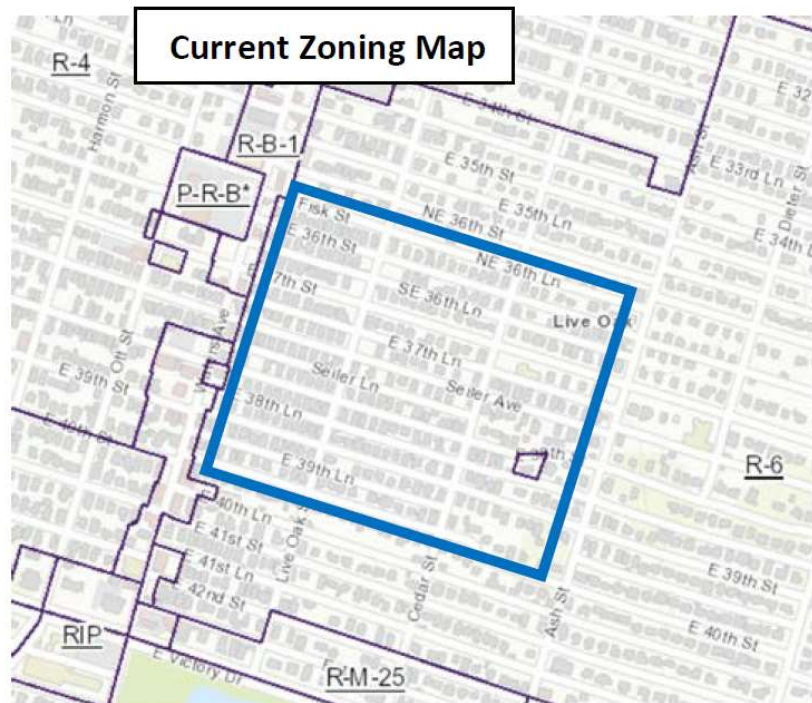
Nonconforming Signs

Nonconforming Parking Areas

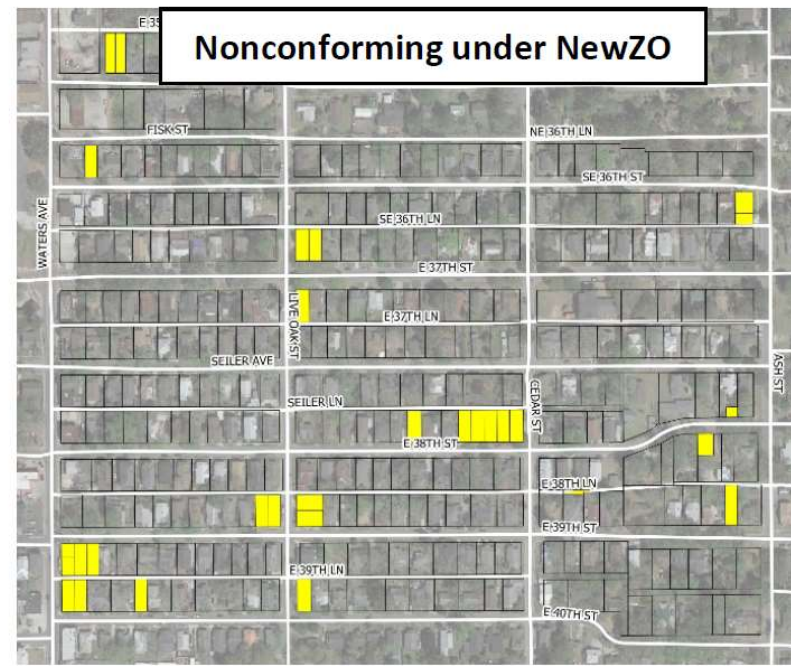
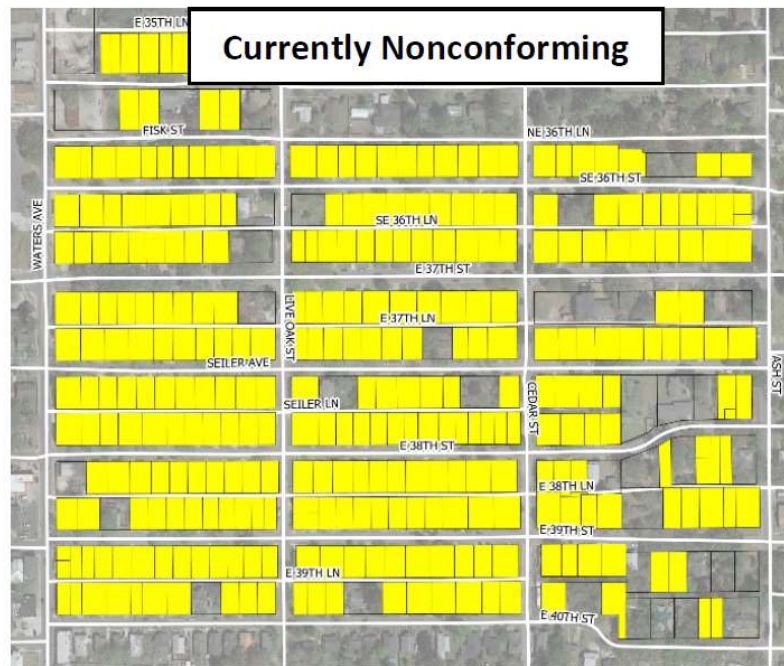
Nonconforming Development Features

- Outlines continuance of non conforming structures and uses*
- Defines when non conforming uses and structures can be expanded*
- Establishes conditions for development on non conforming lots*

# Article 11: Nonconformities



# Article 11: Nonconformities







## Article 12: Violations, Penalties & Enforcement

- Ensures compliance with Ordinance
- Outlines conditions of certificates, entitlements, permits, licenses or other approvals granted
- Enforcement:
  - ✓ Handled by City's Code Compliance Department
  - ✓ Violation investigated
  - ✓ May require inspection
  - ✓ Notice of violation issued
  - ✓ If violation not corrected, city may deny or revoke permit, issue stop work order, or prosecute in Recorder's Court
  - ✓ Authority granted to confiscate illegal signs



## Article 13: Abbreviations & Definitions

- Expands and re-organizes definitions
- Consolidates definitions into categories
  - General
  - Wireless Communications Facilities
  - Signs
  - Historic
- Relates to the terminology in use to reduce zoning interpretations
- Updates terminology



## Next Steps

### June 20

- Council Workshop
  - ✓ Appendixes and Zoning Map
- 3 Zoning Hearings
  - ✓ Adoption of the Zoning Ordinance and the Official Zoning Map (NewZO)
  - ✓ Adoption of the policies and procedures for calling and conducting public hearings on zoning decisions
  - ✓ Adoption of the standards for the exercise of the zoning power

### July 2

- ✓ 1<sup>st</sup> Reading of NewZO and Zoning Map

### July 18

- ✓ 2<sup>nd</sup> Reading of NewZO and Zoning Map