

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING,
TO AMEND THE NONCONFORMING STRUCTURES AND
USES SECTION OF THE SAVANNAH ZONIGN ORDINANCE.

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 Division II, Part 8, Planning and Regulation of Development, Chapter 3, Zoning (Effective September 1, 2019) of the Code of the City of Savannah, Georgia hereinafter be referenced as “code”, be amended to read as follows:

The text proposed to be amended is in **bold** and underline as follows:

11.4.2.d Damage or Destruction

i. Damage or Destruction Exceeding 75% of the Replacement Cost

Any nonconforming structure which is damaged or destroyed by a natural calamity or other involuntary act, to beyond 75% of its replacement cost at the time of damage or destruction, shall not be rebuilt, altered or repaired unless authorized to do so by the Zoning Board of Appeals in accordance with Sec. 3.24, Relief for Nonconforming Uses and Structures, within 24 months of the date of occurrence of such damage.

For nonconforming residential uses within a Local Conservation District that are damaged or destroyed beyond 75% of the replacement cost, approval by the Zoning Board of Appeals shall not be required. The new structure shall not, however, exceed the height, building footprint, or number of dwelling units of the damaged or destroyed building.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance effective the 1st of September 2019, and the law in such cases made and provided has been satisfied. 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 27th of July 2022, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____ day of _____ 2022.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council