

PROPOSED REVISIONS TO THE HISTORIC DISTRICT ORDINANCE

SECTION 8-3030

CITY COUNCIL WORKSHOP 2-14-18

BACKGROUND

- 1973 Ordinance created
- 2009 Ordinance Revisions
 - Strengthened Large Scale Development Standards
 - Established concept of Bonus Story
- 2015-2017 HDBR Public Meetings to discuss potential revisions
 - November 20, 2015 HDBR Retreat
 - February 10, 2016 HDBR Meeting
 - March 9, 2016 HDBR Meeting
 - April 13, 2016 HDBR Meeting
 - May 11, 2016 HDBR Meeting
 - June 8, 2016 HDBR Meeting
 - July 13, 2016 HDBR Meeting
 - August 10, 2016 HDBR Meeting
 - November 9, 2016 HDBR Meeting
 - August 9, 2017 HDBR Meeting
 - October 11, 2017 HDBR Meeting
 - December 6, 2017 HDBR Retreat
- 2017 MPC Public Meetings to discuss potential revisions
 - November 14, 2017 Planning Meeting
 - December 12, 2017 MPC Meeting

PURPOSE OF REVISIONS

1. Correct errors, provide clarification, fix inconsistencies
2. Respond to changing technologies, materials, design trends (reduce variance requests)
3. Ensure high quality, compatible large scale development
4. Ensure “bonus story” is earned and enforceable

I. CORRECT ERRORS, PROVIDE CLARIFICATION, FIX INCONSISTENCIES

- Porches: Front porches shall not be enclosed in any manner. Historic sSide and rear porches may be screened with fine wire mesh, lattice, or shutters, provided that the porch continues to read as a porch and historic materials and features are retained to the maximum extent possible. Historic rear porches may also be enclosed with glazing.

TEMPORARY

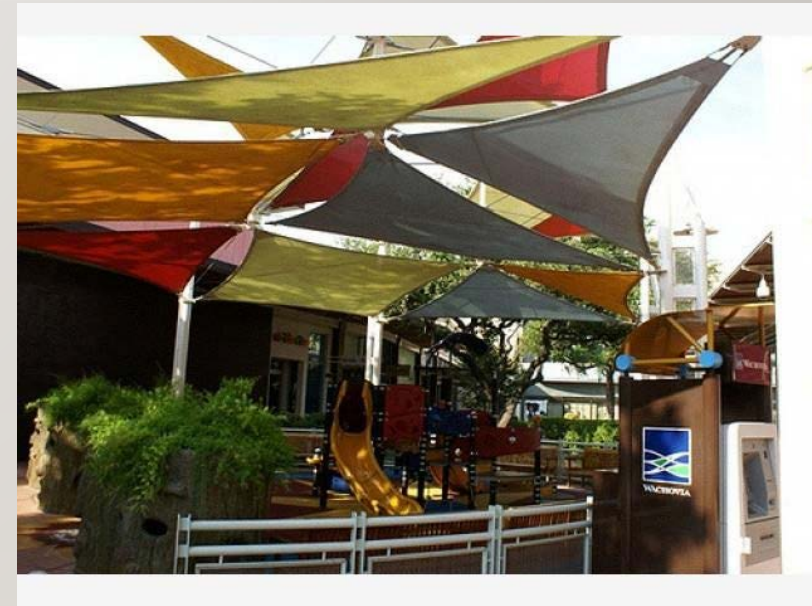
- *Temporary.* For the purposes of requiring a Certificate of Appropriateness, any object, structure, sign, or fence erected for fewer than 60 days within a 12-month period, or timeframe otherwise agreed upon by the Preservation Officer. The object, structure, sign, or fence physically attached to a building, structure, or the ground for greater than 60 days within a 12-month period or the agreed upon timeframe shall be considered permanent and therefore subject to the provisions of this ordinance.

2. RESPOND TO CHANGING TECHNOLOGIES, MATERIALS, DESIGN TRENDS

- *Awning*. A lightweight, exterior roof-like shade that typically projects over a window or door, usually made of canvas or similar fabric on a metal frame, also may be wood, plastic or metal. *Awnings are attached to buildings, typically on a vertical surface. See also Shade Structures.*
- *Canopy*. A canopy is a permanent projection over an entrance which is architecturally and structurally integrated into the design of the building.
- *Shade Structures*. Similar to awnings, shade structures are permanent, free standing structures intended to provide shade or shelter and are attached to the ground or horizontal surface of a building.



AWNING, CANOPY, SHADE STRUCTURE



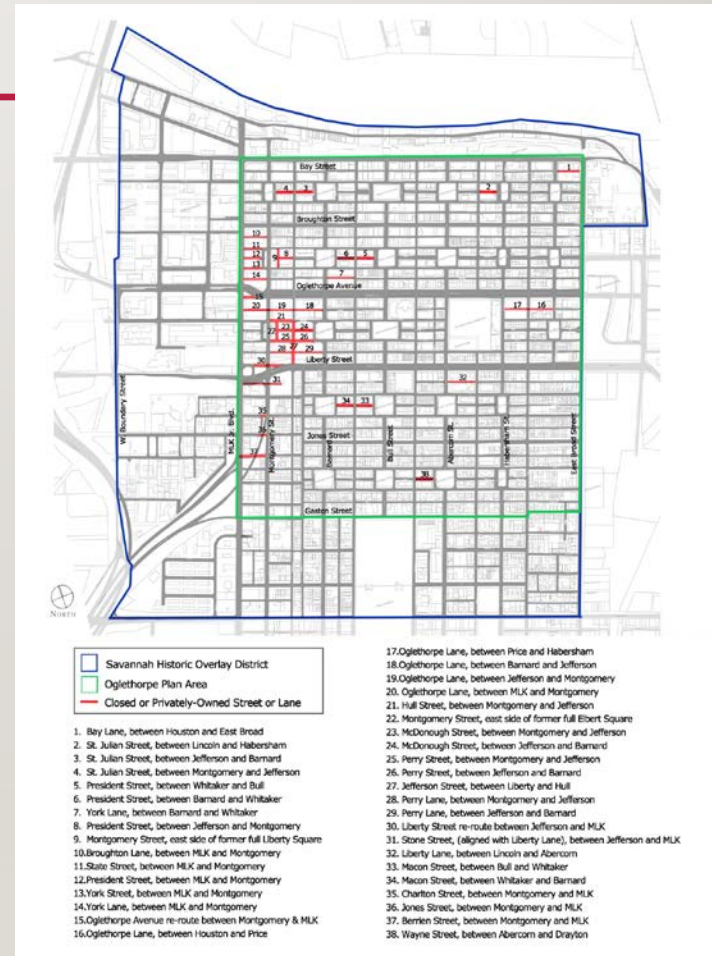
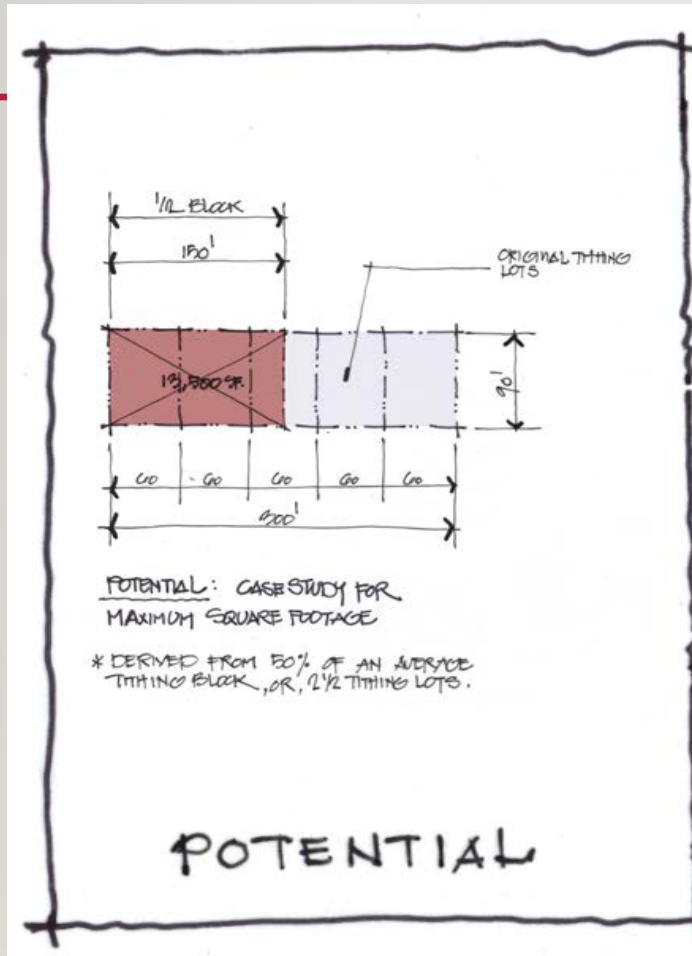
PRIMARY FACADE

- *Primary Facade.* In the context of an existing building, the façade on which the primary entrance is located. For new construction, the façade which has the primary entrance and which is consistent with the primary facades of the majority of contributing structures on a block and immediately adjacent blocks. For buildings on corner lots, the building may have two primary facades.
- The distance between windows shall be not less than for adjacent historic buildings, nor more than two times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the context, or where the Board determines that a wider spacing provides a more visually compatible design.

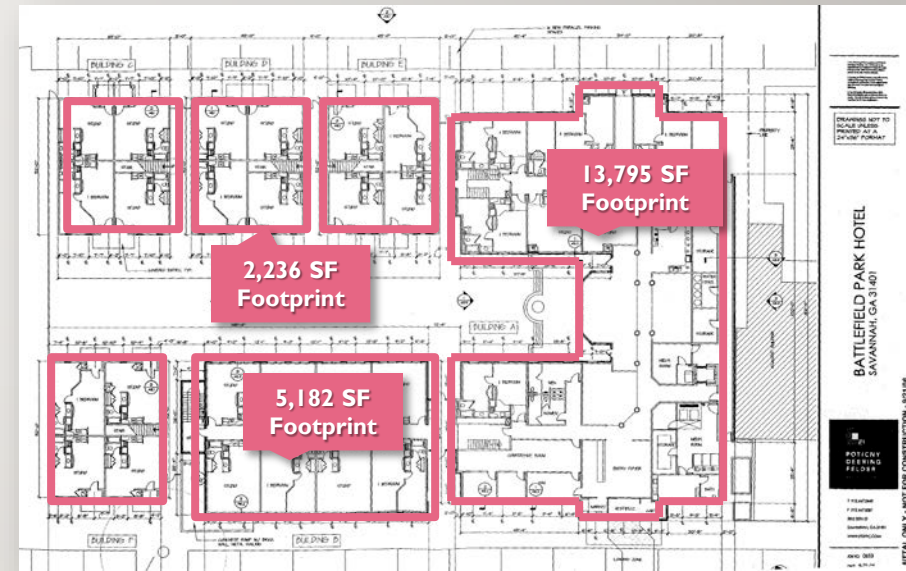
3. ENSURE HIGH QUALITY, COMPATIBLE LARGE SCALE DEVELOPMENT

- Footprint. Building footprints shall not exceed 13,500 square feet within ~~the Oglethorpe Plan Area~~ National Historic Landmark District boundaries. Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings with building footprints equal to or less than ~~13,500 square feet~~ the ~~maximum permitted~~ may be constructed for shared use(s).

BUILDING FOOTPRINT



BUILDING FOOTPRINT



PARKING AREAS

- Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary facade.



4. BONUS STORY- CURRENT CRITERIA

One or more of the criteria below must be met to qualify for an additional story:

- An historic street or lane, as identified on Figure 2, is restored and dedicated back to the City of Savannah as a public right-of-way;
- Affordable Housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager;
- Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances.
- Exterior building walls incorporate 100 percent modular masonry materials [see (n) f. 2. Exterior Walls] on all sides with use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades and roofs incorporate sustainable technologies such as green roofs, rooftop gardens, and solar roofs (including solar shingles, roof tiles, or membranes) over a minimum of 50 percent of roof area and so certified by the City Manager.



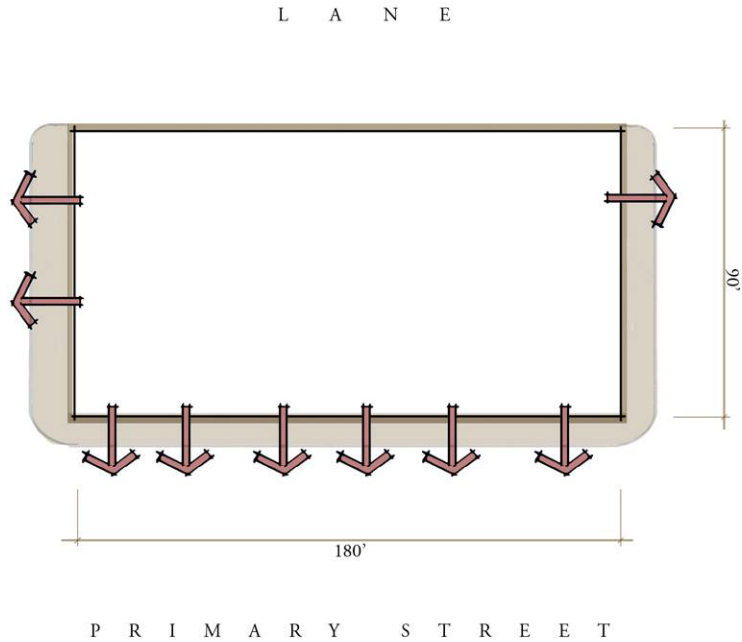


INN AT ELI'S SQUARE
A DAY HOTEL

NO ENTRANCES

Block Addresses

100 Block East Liberty Street



- Primary Entry With Address
- Secondary Entry (Without Address)
- Service or Non-Public Access

Street Frontage
Average Address Interval:
of Buildings in Block
of Addresses in Block

360 feet
40 feet
1
9

Block Studied: Tything Block 100
E. Liberty St.

Information contained herein has been compiled from various sources. Due to availability of data it does not claim complete accuracy. It is intended instead to provide an overview an analysis of urban conditions.





ENFORCEMENT



PROPOSED CRITERIA

One or more of the criteria below must be met to qualify for an additional story:

- An historic street or lane, as identified on Figure 2, is restored and dedicated back to the City of Savannah as a public right-of-way;
- Affordable Housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager;
- Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, ~~lobby,~~ restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances. **For every 60 feet of street frontage, a separate active use shall be incorporated. At least 50% of active use space shall be designed so that their primary entrance is only accessed from the exterior. Additionally, exterior building walls incorporate 100 percent modular masonry materials [see (n) 16. f. ii. Exterior Walls] on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades.**
- ~~• Exterior building walls incorporate 100 percent modular masonry materials [see (n) f. 2. Exterior Walls] on all sides with use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades and roofs incorporate sustainable technologies such as green roofs, rooftop gardens, and solar roofs (including solar shingles, roof tiles, or membranes) over a minimum of 50 percent of roof area and so certified by the City Manager.~~

ACTIVE USE

- *Active Use.* For the purposes of this subsection, an active use is considered to be an allowed use under the zoning ordinance for a property that is open to and provides an ongoing activity or service for the **general** public (i.e. restaurant, retail, office, gallery, ~~lobby, etc.~~ and similar uses), maintains individual primary exterior entrances. Uses intended primarily for the buildings' occupants, such as meeting rooms, internal offices, hallways, storage areas, recreational facilities not open to the general public, etc., or are accessed primarily from the interior, are not considered active uses.

QUESTIONS? COMMENTS? DISCUSSION?

