



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: OCTOBER 10, 2017

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendment to the City of Savannah Zoning Ordinance

Re: To remove density standards for certain zoning districts for residential dwellings in the Savannah Historic District, including amendments to the following ordinance sections:

Article A. (Generally)

- Sec. 8-3002 (Definitions)

Article B. (Zoning Districts)

- Sec. 8-3021 (Established)
- Sec. 8-3025(b) (Business and Industrial Use Schedule; Use 4, Upper-story residential)
- Sec. 8-3025(d-g) (Schedule of Development Standards)
- Sec. 8-3030(n) (Design Standards)
- Sec. 8-3030(p) (Variances)

Article D. (Off-Street Parking and Service Requirements)

- Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts)

City of Savannah, Petitioner

File No.: 17-002807-ZA

MPC ACTION:

Approval of the amendments to Article A (Generally): Sec. 8-3002 (Definitions); Article B (Zoning Districts): Sec. 8-3021 (Established) to amend intent statements for the RIP-A, RIPA-1, RIP-B, RIPB-1, RIP-C and RIP-D zoning districts; Sec. 8-3025(b) (Schedule of Development Standards) to amend the conditions for the upper-story residential use; Sec. 8-3025(d-g) (Schedule of Development Standards) to amend the development standards for the RIP-A, RIPA-1, RIP-B, RIPB-1, RIP-C, RIP-D, B-C, BC-1, B-G, B-B, R-B-C and R-B-C-1 zoning districts within the Savannah Historic District; Sec. 8-3030 (n)(2) to amend the height design standards; Sec. 8-3030 (p) to amend the variance procedure concerning the Historic Height Map; Article D (Off-Street Parking and Service Requirements): Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts) to amend the parking standards for certain zoning districts.

MPC STAFF RECOMMENDATION:

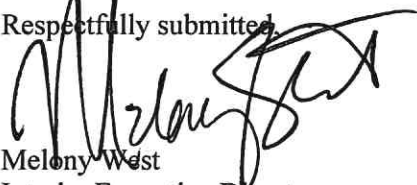
Approval of the amendments to Article A (Generally): Sec. 8-3002 (Definitions); Article B (Zoning Districts): Sec. 8-3021 (Established) to amend intent statements for the RIP-A, RIPA-1, RIP-B, RIPB-1, RIP-C and RIP-D zoning districts; Sec. 8-3025(b) (Schedule of Development Standards) to amend the conditions for the upper-story residential use; Sec. 8-3025(d-g) (Schedule of Development Standards) to amend the development standards for the RIP-A, RIPA-1, RIP-B, RIPB-1, RIP-C, RIP-D, B-C, BC-1, B-G, B-B, R-B-C and R-B-C-1 zoning districts within the Savannah Historic District; Sec. 8-3030 (n)(2) to amend the height design standards; Sec. 8-3030 (p) to amend the variance procedure concerning the Historic Height Map; Article D (Off-Street Parking and Service Requirements): Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts) to amend the parking standards for certain zoning districts.

MEMBERS PRESENT: 10 + Chairman

James Overton, Chairman	Linder Suthers
Joseph Ervin, Vice Chairman	Lee Smith
Shedrick Coleman	Tom Woiwode
Ellis Cook	
Karen Jarrett	
Timothy Mackey	
Lacy Manigault	
Tanya Milton	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-1)

APPROVAL Votes: 10	DENIAL Votes: 1	ABSENT
Overton Ervin Cook Jarrett Mackey Manigault Milton Smith Suthers Woiwode	Coleman	Coles Hernandez Welch

Respectfully submitted,

Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

October 10, 2017 Regular MPC Meeting

Title

D4 - ZONING TEXT AMENDMENT | To remove residential density restrictions for certain zoning districts located within the Savannah Historic District | City of Savannah, Petitioner | File No. 17-002807-ZA

Description

The City of Savannah wishes to amend the zoning ordinance by removing certain development standards related to residential density for zoning districts located within the Savannah Historic District (Section 8-3030). The intent is to incentivize both infill and large-scale residential development in order to promote greater residential density throughout the downtown area.

Recommendation

MPC staff recommends **approval** for the proposed amendments to the zoning ordinance.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Historic Buildings.pdf](#)
- 🔗 [Residential Density.pdf](#)
- 🔗 [Historic Height District Map- FINAL.pdf](#)
- 🔗 [Residential Incentives for SHD 5.22.17 \(MPC 10-10-2017\).pdf](#)
- 🔗 [Staff Report-17-002807-ZA \(October\).pdf](#)



C H A T H A M C O U N T Y - S A V A N N A H
METROPOLITAN PLANNING COMMISSION

Planning the Future - Respecting the Past

TO: The Mayor and Aldermen for the City of Savannah

FROM: The Planning Commission

DATE: October 10, 2017

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: To remove density standards for certain zoning districts for residential dwellings in the Savannah Historic District, including amendments to the following ordinance sections:

Article A. (Generally)

- Sec. 8-3002 (Definitions)

Article B. (Zoning Districts)

- Sec. 8-3021 (Established)
- Sec. 8-3025(b) (Business and Industrial Use Schedule; Use 4, Upper-story residential)
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- Sec. 8-3030(n) (Design Standards)
- Sec. 8-3030(p) (Variances)

Article D. (Off-Street Parking and Service Requirements)

- Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts)

City of Savannah, Petitioner
File No.: 17-002807-ZA

ISSUE:

The City of Savannah wishes to amend the zoning ordinance by removing certain development standards related to residential density for zoning districts located within the Savannah Historic District (Section 8-3030). The intent is to incentivize both infill and large-scale residential development in order to promote greater residential density throughout the downtown area.

BACKGROUND:

In October 2016, a Council Work Session was held where concerns were raised regarding the implications of large-scale hotel development in the Savannah Historic District. One concern indicated that the zoning ordinance provides for greater incentives to develop this type of use over other uses, such as residential development. As a result, lodging uses appear to be an attractive

form of development over residential uses in the downtown area. For example, as of September 2017, 15 hotels, either under review or under construction, have been proposed which would add approximately 2,000 additional hotel rooms on top of the 4,000 already existing in the downtown area. Currently, 4 large-scale residential buildings are under review and are anticipated to add approximately 600 dwelling units to the downtown area. While this number has increased in recent years due to the adoption of some incentives, such as the upper-story residential use which promotes greater density, it remains significantly less than the number of lodging uses proposed within the downtown area. The city is concerned that this may impose a negative long-term impact on the residential character of the Savannah Historic District.

In December 2016, a memo was prepared by the City Manager and was sent to the Metropolitan Planning Commission (MPC) detailing two requests:

1. For MPC staff to conduct a hotel study and provide recommendations for zoning changes to address the size and location of new hotels in the Historic District.
2. For staff to work with the Assistant City Manager and City Attorney to, "...investigate measures which we could take through the zoning ordinance to incentivize the construction of more housing for permanent residents in the area".

To address the second of these two requests, the City Manager also requested that a study be conducted by the Savannah Downtown Redevelopment Authority (SDRA) to identify how residential development is restricted, identify which incentives support lodging uses, and to provide examples for how the city could incentivize residential development in downtown. Several findings reference existing standards from the current zoning ordinance. In two instances, the zoning ordinance seems to incentivize lodging uses over residential as described by the following:

Density

Unlike residential uses, a minimum lot area per unit and a maximum density standard is not required for lodging uses (Sec. 8-3025). For example, many of the downtown mixed-use districts, also referred to as the RIP (Residential, medium density) zoning districts, require a minimum lot area of 600 square feet per dwelling unit. This averages to allow a maximum density of approximately 70 dwelling units per acre which promotes a significantly higher density than many other zoning districts within the city. While residential uses in these downtown districts require minimum sizes for dwelling units, lodging uses do not require a minimum lot area per unit or have a maximum density restriction. In turn, lodging uses are ultimately exempt from the density standards that residential uses require which could attribute to them being a more attractive form of development.

Parking

A 25% parking reduction from off-street parking requirements can be applied for lodging uses if they demonstrate that 15% of guests arrive by means other than personal vehicles (Sec. 8-3089). The zoning ordinance does not specifically describe how this is determined and is difficult to discern. Lodging uses currently have a parking requirement of 1 off-street parking space per unit, which is comparable to the RIP districts which also require 1 off-street parking space per unit. The West River Street Parking Reduction Area (Sec. 8-3090(e)) also allows for a 50% parking reduction for both lodging and multifamily uses,

provided that for multifamily uses, all required parking must be met on-site. In the BC-1 (Central Business) and BB (Bayfront Business) zoning districts, which do not require off-street parking, large-scale hotels often provide remote off-street parking. This is also difficult to determine.

For other zoning districts located within the Historic District, such as the R-B-C (Residential-Business-Conservation) district, parking relief is not provided for residential dwellings. Hotel uses within this district, however, still only require 1 parking space per hotel room with the opportunity to apply for the 25% reduction. Residential uses in this district are, instead, required to provide 1.25 spaces per studio apartment, 1.5 spaces for dwellings with one-bedroom, 1.75 spaces for dwellings with two-bedrooms, and 2 spaces for dwellings with three or more bedrooms. With the aforementioned standards determining the parking requirement for uses within the Savannah Historic District, parking reductions appear to favor lodging over residential uses.

The SDRA study recommended over 25 options through which the city could incentivize residential development in the downtown area and over 20 of these included zoning-related changes. The city decided that of these recommendations, the most practical to address was to remove the residential density restrictions for zoning districts within the downtown area. The city believes that density has restricted residential development within the Savannah Historic District to the point that other uses, particularly lodging uses, are more attractive to developers. The city wishes to reverse this trend and amend the zoning ordinance to encourage both infill and large-scale residential development by eliminating these restrictions.

Residential density can be described as a concentration of dwelling units within a geographic area. Establishing density requirements was supported particularly during the 1950s and 1960s as a way to encourage suburban growth and to ensure the separation of certain land uses. Areas that exhibit a lower density are often characteristic of auto-dependent development patterns. Alternatively, the Downtown and Downtown Expansion areas of Savannah, as identified in the Comprehensive Plan, are described as important for promoting “high development density”. While many of the existing downtown zoning districts enforce development standards that support greater density, particularly with the RIP districts, the city believes that this requirement, “...restricts the number of dwelling units [that] parcels are allowed regardless of their ability to meet requirements such as parking, building height, building mass, and visual compatibility”. Density restrictions in a more urban setting often make it difficult for developers to have the flexibility to establish different housing types.

In May 2017, the proposed amendments to the zoning ordinance were presented to the MPC Board at an MPC Planning Meeting. The first presentation proposed text amendments to the zoning ordinance detailing how to limit the size and location of new hotels in the Savannah Historic District. The second presentation proposed changes to the zoning ordinance with the intent of incentivizing residential development through eliminating density restrictions for certain zoning districts. Two concerns that were addressed by the MPC Board regarding residential density were related to encouraging the construction of workforce housing, and maintaining existing development standards to control for unlimited density.

Workforce Housing

While workforce housing is not specifically defined in the zoning ordinance, it can be described as affordable housing close to work for households that receive a lower earned

income. In Savannah, for example, workforce housing in the Historic District could appeal to young professionals and service industry employees who commute into downtown for work. The city believes that the proposed amendment could increase the number of residential units in downtown and, as a result, the price to construct and live in a downtown dwelling unit could decrease. As a second part to this proposed text amendment, staff is considering other ways for which to encourage developers to construct workforce housing within the downtown area.

Development Standards

Development standards require uses to be developed in a specific way that is consistent with the development patterns of surrounding land uses. Many of the current RIP districts, for example, have development standards that require a minimum lot width of 20 feet and a maximum building coverage of 75 percent. Given the urban character of the downtown area, the maximum density requirement for many of these RIP districts are much higher when compared to other districts in the city. These development standards are representative of the historic land use patterns which support higher density, smaller lot widths and greater building coverage percentages near the urban core.

Development standards also encourage visual compatibility, especially with regard to height, and they ensure that a physical separation for land uses is established to prevent potential negative impacts on neighboring properties. Height is also an important factor in controlling the number of dwelling units that could be constructed on a site. By adhering to the Historic Height Map (Sec. 8-3030), along with following the development standards related to lot coverage, minimum lot width and off-street parking, new residential development is expected to remain consistent to historic development patterns.

The city wishes to apply the proposed changes to the zoning ordinance in order to incentivize residential development within the Savannah Historic District. They also wish to “level the playing field” and provide incentives to allow residential uses to “compete” for large-scale development. The goal is to promote greater residential density in the downtown area and encourage development that supports the existing development patterns and residential character of the Savannah Historic District.

FINDINGS:

1. One incentive for promoting higher residential density that has not been specifically identified is the upper-story residential use. This use was adopted in 2015 and is permitted within the B-G (General Business) and B-C (Community Business) zoning districts within the Historic District. The upper-story residential use is an incentive for residential development because it allows developers to construct dwellings within the downtown area at 450 square feet per floor area. As opposed to the RIP zoning districts, for example, which require 600 square feet per dwelling unit, the upper-story use allows for an unlimited amount of dwellings per floor area of a proposed mixed-use building, with the condition that each unit be at least 450 square feet. The upper-story residential use is also a proposed use within the City of Savannah New Zoning Ordinance (NewZO). The latest draft of the NewZO actually eliminates the density requirement for upper-story residential dwellings in certain downtown zoning districts.

2. Within the Historic District, the upper-story residential use is allowed within the B-C and B-G districts. Both currently allow for other residential uses. Eliminating residential density restrictions for all residential uses within these two districts would disregard the intent of the upper-story residential use. The intent is to promote mixed-use development with greater residential density on top of active ground floor, non-residential uses. These districts appear to be located in portions of the Historic District where mixed-use development and higher density is preferred. The proposed text has eliminated density restrictions for the upper-story use and maintains these restrictions for the other permitted residential uses. The intent is to encourage mixed-use development in these areas and to discourage stand-alone, large-scale residential buildings with no active ground floor use.
3. While the SDRA study recommends eliminating development standards such as minimum lot area and lot coverage and allowing design standards to dictate development, the city wishes to maintain these standards to ensure appropriate land uses and development patterns in existing neighborhoods. If the density requirement for residential dwellings were to be removed, building form and density would be limited by existing development standards such as building height, parking, minimum lot width, building setbacks and design standards. The size of potential dwelling units would also be subject to International Residential Code standards.
4. This text amendment proposes to strengthen certain development standards such as making the Historic Height Map not variable, and establishing a minimum lot size standard of 1,800 square feet throughout the Historic District. The 1,800 square feet minimum lot size is determined as a historic lot size throughout the Savannah Historic District whereby existing lots represent a 20x90 minimum lot area. Upon adoption of these amendments, lots that are smaller than the proposed minimum will become legally nonconforming. If these nonconforming lots wish to change their overall use or drastically alter the form of a nonconforming structure, they would be subject to the adopted standards.
5. One density requirement that is not to be removed as a part of the proposed amendment is related to property which contains a historic structure. Historic structures are buildings that are identified as contributing, historic or rated on any Historic Buildings Map for any local or National Register Historic District. The standard prevents historic structures, once identified as single-family dwellings, from being broken up into several residential dwelling units. The standard requires lots smaller than 3,500 square feet to not contain more than 3 dwelling units, and any lot larger than 3,500 square feet shall not contain a dwelling unit less than 900 square feet. This provision, along with existing development standards, establishes some control to unlimited density and protects the quality of historic structures in the Historic District.
6. The hotel “temporary moratorium”, which was adopted by City Council in April 2017 and again in July 2017, expressed that, “...the density of large hotels in and near the Historic District of Savannah is creating substantial problems for the surrounding neighborhoods, creating visually incompatible demands on parking spaces, and reducing the availability of downtown property for the development of apartments and other residential uses”.
7. Staff finds that the number of height variance requests in recent years have actually decreased because of the incentives that the Bonus Floor provision (Sec. 8-3030(n)(16)) provides for non-historic, large-scale development. Approximately 10 large-scale

buildings, as of October 2017, have requested a bonus floor since this provision was adopted. The Bonus Floor standard allows for a non-historic, large-scale development to add an additional story above what the Historic Height Map permits if one of the following criteria is met:

1. Restore an historic lane and dedicate it to the City of Savannah to become public right-of way;
2. Provide affordable housing within the development;
3. Ground floor active uses are provided on the ground floor of the building;
4. The exterior of the building incorporates 100% modular masonry materials or sustainable technologies are incorporated.

POLICY ANALYSIS:

The request to remove density requirements from residential dwellings in the Savannah Historic District is a city goal aimed at encouraging residential growth and density in the downtown area. By addressing zoning incentives that have supported lodging uses and by removing residential density requirements, along with other amendments, the zoning ordinance will incentivize the development of high density residential uses in the downtown area.

The Comprehensive Plan acknowledges the importance of supporting higher density in the downtown area by explaining, “New development in historic neighborhoods must strike a balance between modern needs, such as off-street parking, and historic development patterns, such as high density and shallow building setbacks. As a community with significant historical resources, we need to preserve the integrity of pre-automobile land use patterns while providing modern infrastructure” (p.4-2).

Overall, it is the city’s desire to take certain measures to help facilitate more residential opportunity in the Savannah Historic District. The proposed amendments will support this desired goal and will make residential development more attractive in the future. However, one major concern with removing certain density restrictions in the Historic District is an increase in anticipated variance requests; especially with required parking. By allowing more opportunity to increase the density in the downtown area, and by removing the density cap for certain zoning districts, more dwelling units on a historic lot will require additional parking for future tenants. As a result, parking may become an issue and an increase in parking variance requests from the Zoning Board of Appeals is anticipated. Along with this, an increase in lot coverage, lot size and height variances are also anticipated. The potential reason for this would be for a developer to maximize their opportunity to construct as many units as possible on an existing lot. In anticipation of this, MPC staff decided to make an additional amendment to the city’s original request and propose that the Historic Height Map (Sec. 8-3030) shall not be variable. Staff believes that if additional height is sought for an individual project, the process should require an amendment to the Historic Height Map. Overall, staff recognizes that each potential variance request will be publicly heard and reviewed individually, however, the concern for an increase in requests is recognized.

Removing the residential density requirements will, however, promote flexibility for developers in providing additional dwelling units in the downtown area. Having more residents living

downtown could also benefit and support other land uses including small-businesses and mixed residential and commercial uses. Lastly, bringing long-term residents back to the downtown area would encourage a greater sense of safety as people will be residing on a more permanent basis, as opposed to visitors who are downtown for only a short period of time.

RECOMMENDATION:

Approval of the amendments to Article A (Generally): Sec. 8-3002 (Definitions); Article B (Zoning Districts): Sec. 8-3021 (Established) to amend intent statements for the RIP-A, RIPA-1, RIP-B, RIPB-1, RIP-C and RIP-D zoning districts; Sec. 8-3025(b) (Schedule of Development Standards) to amend the conditions for the upper-story residential use; Sec. 8-3025(d-g) (Schedule of Development Standards) to amend the development standards for the RIP-A, RIPA-1, RIP-B, RIPB-1, RIP-C, RIP-D, B-C, BC-1, B-G, B-B, R-B-C and R-B-C-1 zoning districts within the Savannah Historic District; Sec. 8-3030 (n)(2) to amend the height design standards; Sec. 8-3030 (p) to amend the variance procedure concerning the Historic Height Map; Article D (Off-Street Parking and Service Requirements): Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts) to amend the parking standards for certain zoning districts.

ALTERNATIVES:

1. Recommend approval of the amendments as proposed.
2. Recommend approval of alternate amendments.
3. Recommend denial of the proposed amendments.

[Text to be enacted shown in bold and underlined. Text to be removed shown in red and crossed out]

I. Article A. (Generally), Sec. 8-3002 (Definitions)

ENACT

Historic Structure. All buildings identified as contributing, historic or rated on the Historic Buildings Map for any local or National Register Historic District.

II. Article B. (Zoning Districts), Sec. 8-3021 (Established)

ENACT

~~(20) R-I-P-A-1 residential urban. The purpose of this district shall be to stabilize land use intensity in R-I-P-A-1 districts to not more than 70 dwelling units per net acre of residential land. Further, t~~The purpose of this district shall be to assure a compatible land use pattern within the unique physical environs of Old Savannah. This district shall only be established within the area bounded by East Broad Street and Martin Luther King, Jr. Boulevard, between the Savannah River and ~~Park Avenue~~ **Gwinnett Street**, where detached, semidetached, and row houses are prevalent and appropriate.

~~(21) R-I-P-A residential, medium density. The purpose of this district shall be to stabilize land use intensity in R-I-P-A zoning districts to not more than 70 dwelling units per net acre of residential land. Further, t~~The purpose of this district shall be to assure a compatible land use pattern within the unique physical environs of Old Savannah. This district shall only be established within the area bounded by East Broad Street and Martin Luther King, Jr. Boulevard, between the Savannah River and ~~Park Avenue~~ **Gwinnett Street**, where detached, semidetached, and row houses are prevalent and appropriate.

~~(22) R-I-P-B residential, medium density. The purpose of this district shall be to stabilize land use intensity in R-I-P-B zoning districts to not more than 70 dwelling units per acre of residential land. Provided that when located within the boundaries of the Savannah Historic District, as referenced by Section 8-3030, neither a minimum lot area per dwelling unit nor maximum density requirement shall apply. Site development plans shall be reviewed under the provisions of Section 8-3031 when located outside of the area bounded by East Broad Street and Martin Luther King, Jr. Boulevard, between the Savannah River and Gwinnett Street.~~

~~(22.1) R-I-P-B1 Residential, medium density. The purpose of this district shall be to stabilize land use intensity in RIP-B1 zoning districts to not more than 70 dwelling units per acre of residential land and to allow for certain institutional, professional, and business uses which would be compatible with residential development. Provided that when located within the boundaries of the Savannah Historic District, as referenced by Section 8-3030, neither a minimum lot area per dwelling unit nor maximum density requirement shall apply. Site development plans shall be reviewed under the provisions of Section 8-3031 when located outside of the area bounded by East Broad Street and Martin Luther King, Jr. Boulevard, between the Savannah River and Gwinnett Street.~~

~~(22.2) RIP-C Residential, medium density. The purpose of this district shall be to stabilize land use intensity in RIP-C zoning districts to not more than 70 dwelling units per net acre of residential land. Provided that when located within the boundaries of the Savannah Historic District, as referenced by Section 8-3030, neither a minimum lot area per dwelling unit nor maximum~~

density requirement shall apply. Site development plans shall be reviewed under the provisions of Section 8-3031 when located outside of the area bounded by East Broad Street and Martin Luther King, Jr. Boulevard, between the Savannah River and Gwinnett Street.

- (41) *RIP-D residential, medium density.* The purpose of this district shall be to stabilize land use intensity in RIP-D zoning districts to not more than 100 dwelling units per gross acre of residential land. Provided that when located within the boundaries of the Savannah Historic District, as referenced by Section 8-3030, neither a minimum lot area per dwelling unit nor maximum density requirement shall apply. Such districts are intended to be located so as to provide transitional areas between residential uses and more intensive uses and/or districts. Site development plans shall be reviewed under the provisions of Section 8-3031 when located outside of the area bounded by East Broad Street and Martin Luther King, Jr. Boulevard, between the Savannah River and Gwinnett Street.

III. Article B. (Zoning Districts), Sec. 8-3025(b), Business and Industrial Use Schedule; Use 4, Upper-story residential

ENACT

	<i>R-B</i>	<i>RB-I</i>	<i>B-H</i>	<i>B-N</i>	<i>BN-I</i>	<i>B-C</i>	<i>BC-I</i>	<i>B-G</i>	<i>BG-I</i>	<i>BG-2</i>	<i>B-B</i>	<i>I-L</i>	<i>IL-B</i>	<i>I-H</i>	<i>P-IL-T</i>	<i>R-B-C</i>	<i>RB-C-I</i>	<i>O-I</i>
(4) Upper story residential	--	--	--	--	--	X	--	X	--	--	--	--	--	--	--	--	--	--
a.	Such use shall be permitted only within the boundaries of the Savannah Historic District.																	
b.	A dwelling must be at least 450 square feet in floor area.																	
eb	Permissible ground level non-residential uses are those uses permitted within the base district and within the following categories of Sec. 8-3025(b): community facilities; animal care; recreation; retail sales and service (not to include adult entertainment establishments); unclassified retail sales and service (not to include principal use storage of any type, and any vehicular sales, rentals or service with the exception bicycles and scooters); and automobile parking lots or parking garages (only if required parking is located on-site of the upper-story residential development). This limitation applies as of June 22, 2017 to any building constructed to include the upper-story residential use.																	

IV. Article B. (Zoning Districts), Sec. 8-3025(d), Schedule of development standards

ENACT

- (d) *Schedule of development standards.* Minimum requirements for lot area, lot width, yards, height of buildings and building coverage are set forth in the following schedule for each district; provided, however, residential lots not served by public water and public sewers shall meet the minimum lot area and lot width requirements set forth in subsection (d). ~~Provided, however, that no minimum lot area per dwelling unit shall be required in the Broughton Street Corridor. The Broughton Street corridor shall be defined as those properties bounded by Martin Luther King, Jr. Boulevard to the west, Lincoln Street to the east, Congress Lane to the north and Broughton Lane to the south.~~ Provided, further, that all development fronting onto or adjacent to an arterial or

collector street shall be subject to the provisions of section 8-3061 except as provided for therein. The Metropolitan Planning Commission may approve variances from front yard and side yard building setback line requirements at the request of the subdivider for a proposed subdivision upon a finding that such variances would:

[Sec. 8-3025(d) amended July 10, 2014 (14-000899-ZA)]

- a. Be in keeping with the overall character of the area.
 - b. Would not be contrary to the process and intent of these regulations.
 - c. Would not be detrimental to existing or proposed surrounding uses.
 - d. Would serve public purposes to a degree equal to or greater than the standards replaced.
-
-
-

Minimum Lot Area Per Dwelling Unit (Square Feet)			
District and Use	One-Family Dwelling or Other Use When Listed	Two-Family or Multi-Family Dwelling: Lot Area-Per-Dwelling Unit	Minimum Lot Width (Feet)
RIP-A district:			
Residential:			
1. Detached	600*	600*	20
2. Semidetached or end-row	600*	600*	20
3. Attached or row	600*	600*	20
Nonresidential	--	--	--
RIPA-1 district:			
Residential:			
1. Detached	600*	600*	18
2. Semidetached or end-row	600*	600*	18
3. Attached or row	600*	600*	18
Nonresidential	--	--	--
R-I-P-B district:			
Residential:			
1. Detached	600*	600*	20
2. Semidetached or end-row	600*	600*	20
3. Attached or row	600*	600*	20

Nonresidential	--	--	--
R-I-P-B-1 district:			
Residential			
1. Detached	600*	600*	20
2. Semidetached or end-row	600*	600*	20
3. Attached or row	600*	600*	18
Nonresidential	--	--	--
RIP-C district:			
Residential:			
1. Detached	600*	600*	20
2. Semidetached or end-row	600*	600*	20
3. Attached or row	600*	600*	20
Nonresidential	--	--	--
RIP-D district:			
Residential			
1. Detached	435*	435*	20
2. Semidetached or end-row	435*	435*	20
3. Attached or row	435*	435*	20
Nonresidential	--	--	--
<i>Amended July 1, 2010 (Z-100429-86922-2)</i>			
B-C district:			
Nonresidential	--	--	--

Upper-story Residential (Historic District) [Amended June 22, 2017, (17-002242- ZA); January 21, 2016 (15-005698- ZA)]	See Sec. 8-3025(b)(4)b: *	See Sec. 8- 3025(b)(4)b: *	--
BC-1 district:			
Residential:			
1. Single-family	--	--	--
2. Two-family	--	--	--
3. Multifamily			
a. Detached	600*	600*	20
b. Semidetached or end-row	600*	600*	20
c. Attached or row	600*	600*	20
Nonresidential	--	--	--
B-G district:			
Residential:			
1. Single-family	6,000	--	60
2. Two-family	--	3,600	60
3. Multifamily			60
a. 3-4 dwellings	--	2,500	60
b. 5-6 dwellings	--	2,150	60
c. 7-8 dwellings	--	2,000	60
d. 9 or more dwellings	--	1,900	60

Nonresidential	6,000	--	--
<u>Upper-story Residential (Historic District)</u>	<u>*</u>	<u>*</u>	<u>=</u>
<i>[Amended June 22, 2017, (17-002242-ZA); January 21, 2016 (15-005698-ZA)]</i>			
B-B district:			
Residential			
1. Single-family	--	--	--
2. Two-family	--	--	--
3. Multifamily	--	--	--
Nonresidential	--	--	--
R-B-C district:			
Residential			
1. Single-family	6,000*	--	60
2. Two-family	--	3,600*	60
3. Multifamily			
a. 3-4 dwellings	--	2,500*	60
b. 5-6 dwellings	--	2,150*	60
c. 7-8 dwellings	--	2,000*	60
d. 9 or more dwellings	--	1,900*	60
Nonresidential	6,000	--	--
1. Hotel	--	--	--

2. Institutional	--	--	--
3. Other	--	--	--
R-B-C-1 district:			
Residential:			
1. Detached	600*	600*	20
2. Semidetached or end-row	600*	600*	20
3. Attached or row	600*	600*	20
Nonresidential	--	--	--

*See Sec. 8-3025 (e)

***As of the [date of adoption], a minimum lot area per dwelling unit shall not be required for residential dwellings within the Savannah Historic District (Section 8-3030), provided that a total minimum lot area of 1,800 square feet shall apply.**

SCHEDULE OF DEVELOPMENT STANDARDS

Setback from Center Line of Street Right-of-Way for Front Yard Purposes - (Feet)

District and Use	Freeway or Parkway *	Major Arterial *	Secondary Arterial or Rural Road*	Collector Street*	Residential Street*	Access Easement	Minimum Side Yard (feet)**	Minimum Rear Yard (feet)**	Maximum Height (feet)	Building Coverage (percent)***	Buffer Requirements	Density Requirements Units Per Net Acre
R-1-P-A district	--	--	--	--	--	--	--	--	--	75		70*** =
R-1-P-A1 district	--	--	--	--	--	--	--	--	--	75		70*** =

R-I-P-B district	--	--	--	--	--	--	--	--	--	75		<u>70***</u>
R-I-P-B1 district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	25	40	75		<u>70***</u>
2. Two-family	115	85	70	60	50	36	5	25	40	75		<u>70***</u>
3. Multifamily	115	85	70	60	50	36	10	25	40	75		<u>70***</u>
Nonresidential:												
1. Hotel	115	85	70	60	50	36	0 or 10	5	--	75		--
2. Institutional	115	85	70	60	50	36	0 or 10	5	--	75		--
3. Other	115	85	70	60	50	36	0 or 10	15	--	75		--
RIP-C district	--	--	--	--	--	--	--	--	--	75		--
RIP-D district	--	--	--	--	--	--	--	--	--	75		<u>70***</u>
R-B-C district												
Residential:												
1. Single-family	115	85	70	60	50	36	5	5	40	--		--

2. Two-family	115	85	70	60	50	36	5	5	40	--		--
3. Multifamily	115	85	70	60	50	36	10	15	40	--		--
Nonresidential:												
1. Hotel	115	85	70	60	50	36	0 or 10	5	--	50		--
2. Institutional	115	85	70	60	50	36	0 or 10	5	--	50		--
3. Other	115	85	70	60	50	36	0 or 10	15	--	50		--
R-B-C-1 district												
Residential:												
1. Single-family	115	--	--	--	--	--	--	--	40	75		--
2. Two-family	115	--	--	--	--	--	--	--	40	75		--
3. Multifamily	115	--	--	--	--	--	--	--	40	75		--
Nonresidential	115	--	--	--	--	--	0 or 10	--	--	75		--
B-C district												
Upper-story Residential	See Sec. 8-3030										No density; however, a minimum floor-area per dwelling	

(Historic District)												unit is required. See Sec. 8-3025(b)(4)b =
Mixed Use Residential	90	50	40	30	30(d)	36	(a)(d)	(b)(d)	35	--		24
Nonresidential	90	50	40	30	30(d)	36	(a)(d)	(b)(d)	35	--		--
BC-1 district												
Residential:												
1. Single-family	--	--	--	--	--	--	(a)	--	40	60		--
2. Two-family	--	--	--	--	--	--	(a)	--	40	60		--
3. Multifamily	--	--	--	--	--	--	(a)	--	40	60		--
Nonresidential	--	--	--	--	--	--	(a)	--	--	--		--
B-G district	90	50	40	30	30	36	(a)	(b)	--	--		--
B-B district												
Residential:												
1. Single-family	--	--	--	--	--	--	(a)	--	40	--		--

2. Two-family	--	--	--	--	--	--	(a)	--	40	--		--
3. Multifamily	--	--	--	--	--	--	(a)	--	40	--		--
Nonresidential	--	--	--	--	--	--	(a)	--	--	--		--

**** See section 8-3053 for buildings containing more than ten units. [Editor's Note: Sec. 8-3053 was repealed November 12, 2012 (Z-120725-36593-2)]*

***** A maximum density standard shall not apply when located within the boundaries of the Savannah Historic District (Section 8-3030).**

- (a) No side yard required except where abutting property is in an R district, then ten feet required.
- (b) No rear yard required except where adjoining yard is in an R district, then rear yard shall be the same as for R district.
- (c) Where abutting property is in an R district, side and rear yards shall be equal to the height of the building or as shown, whichever is more restrictive. When the side yard abuts a street, it may be reduced to 15 feet.
- (d) See section 8-3060.
- (e) 35 feet adjacent to residential; 50 feet adjacent to nonresidential.

V. Article B. (Zoning Districts), Sec. 8-3025(e) (Schedule of Development Standards)

ENACT

- (e) ***Density restrictions in certain districts.*** Within the R-I-P-A, R-I-P-A-1, R-I-P-B, **R-I-P-B-1, R-I-P-C,** and R-I-P-D districts,
1. **a** lot smaller than 3,500 square feet, containing **an historic dwelling residential** structure originally designed as a single-family dwelling shall not be permitted to contain more than three dwelling units, inclusive of dwelling units within a carriage house.
 2. A lot 3,500 square feet or larger and containing **an historic residential** structure originally designed as a single-family dwelling shall maintain not less than 900 square feet of lot area per dwelling unit.
 3. These provisions shall include lots containing such structures which have been converted into a multifamily use, provided that such dwelling structure has been condemned for occupancy and has remained vacant for 12 months or more, or has been occupied as a single-family dwelling for 12 months or more.

VI. Article B. (Zoning Districts), Sec. 8-3025(f) (Schedule of Development Standards)

ENACT

- (f) **Subdivision of land. Within the R-I-P-A, R-I-P-A-1, R-I-P-B, R-I-P-B-1, R-I-P-C, and R-I-P-D districts: the subdivision of land shall be in keeping with the historic development pattern of the same block or immediately adjacent block as determined by the Planning Director.**

VII. Article B. (Zoning Districts), Sec. 8-3025(g) (Schedule of Development Standards)

ENACT

- (g) ***Minimum requirements for lot area and lot width for lots not served by public water and public sewers.*** Except for the C-A, C-M, C-R, and R-20 zoning districts for residential lots that are not served by public water and public sewers, the following minimum requirements for lot area and lot width shall apply subject to the approval of a private water supply and/or septic tank by the city engineer:

Minimum Lot Requirements

Condition Residential Lots	Minimum Lot Width at Front Building Line (in feet)	Minimum Area (square feet)
Public water supply and septic tank	As approved by the Chatham County Health Department but not less than: 75 ⁽¹⁾	15,000
Individual private water and septic tank	As approved by the Chatham County Health Department but not less than: 100	30,000

¹Except for the R-10 and R-4 or R-M (two or more units) residential zoned districts where the minimum lot width shall be 80 feet.

VIII. Article B. (Zoning Districts), Sec. 8-3030(n) (Historic District). Design Standards.

ENACT

(n) *Design Standards.*

- (2) *Height.* The number of stories shown on the Historic District Height Map (illustrated in Figure 3) shall be permitted. **Variations from the Historic District Height Map shall not be permitted. ~~Provided, however~~ Additionally, the following standards shall apply: ...**

[See Section 8-3030(n)(2)]

IX. Article B. (Zoning Districts), Sec. 8-3030(p) (Historic District). Variances.

ENACT

(p) *Variances.*

- (1) *Applicability*
- a. Projects seeking a variance(s) from ~~the Historic District Height Map~~, the Design Standards and/or the base zoning district lot coverage standard (Section 8-3025) shall be reviewed by the Board, concurrent with the submittal of an application for a Certificate of Appropriateness.

X. Article D. (Off-Street Parking and Service Requirements), Sec. 8-3090. Exempted uses and special off-street parking requirements for specified zoning districts.

ENACT

The following are exceptions from the off-street parking requirements of section 8-3089:

- (a) ***RIP-A, RIP-A1, RIP-B, RIP-B-1, RIP-C₂, ~~and~~ RIP-D, R-B-C, and R-B-C-1 districts.*** Within the Historic District, as described in Sec. 8-3030, but not to include the West River Street Area as described in (e) below, residential uses within the RIP-A, RIP-A1, RIP-B, RIP-B-1, RIP-C₂, ~~and~~ RIP-D, **R-B-C** and R-B-C-1 zoning districts shall provide off-street parking as follows:
- (1) ***New dwelling unit construction.*** One off-street parking space per dwelling unit.
- (2) ***Subdividing or conversion of an existing structure to add residential dwelling units.***
- a. Subdividing of an existing residential dwelling structure into one or more additional dwelling units. One off-street parking space shall be provided for each such dwelling unit added.
- b. Subdividing or conversion of an existing nonresidential structure for residential dwelling purposes. One off-street parking space shall be

provided for each dwelling unit created.

- c. Required off-street parking shall be provided in all cases as follows:
 1. All required off-street parking shall be provided within the rear yard. Where such parking cannot be provided in the rear yard and where not more than two units exist on the parcel, one on-street parking space per each 18 linear feet of lot frontage (up to a maximum of two spaces) may be counted toward the required number of off-street parking spaces, provided that such space is located directly in front of and on the same side of the street as the use in question, along a public street where on-street parking is permitted.
 2. Where the required off-street parking cannot be so accommodated, the zoning board of appeals shall be authorized to grant a variance from all or a portion of the required off-street parking upon one of the following findings. Such findings shall be in addition to the required findings to be made for a variance as set forth elsewhere in this chapter:
 - (i) An alternative location of off-street parking proposed on the site (other than in the rear yard) has been determined by the historic review board to be appropriate to the character of the historic district; or
 - (ii) The developer shall provide a land use parking study which shows to the satisfaction of the city traffic engineer that the following condition can be met: The requested variance would not increase the ratio between the number of dwellings within the block face area the parcel is located and the number of parking spaces within the block face area (off-street spaces dedicated to residential purposes plus on-street spaces) above 1.0.
- d. All residential structures in a multifamily residential project comprised of more than 20 units, which project is restricted to housing for the elderly and/or the handicapped, shall provide one off-street parking space for every two units or portion thereof.