

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO AMEND ARTICLE A (GENERALLY): SECTION 8-3002 (DEFINITIONS) TO ESTABLISH A DEFINITION FOR HISTORIC STRUCTURE; ARTICLE B (ZONING DISTRICTS): SECTION 8-3021 (ESTABLISHED) TO AMEND THE INTENT STATEMENTS FOR THE RIP-A, RIP-A-1, RIP-B, RIP-B-1, RIP-C AND RIP-D ZONING DISTRICTS; SECTION 8-3025(B) (SCHEDULE OF DEVELOPMENT STANDARDS) TO AMEND THE CONDITIONS FOR THE UPPER-STORY RESIDENTIAL USE; SECTION 8-30

25(D-G) (SCHEDULE OF DEVELOPMENT STANDARDS) TO AMEND THE DEVELOPMENT STANDARDS FOR THE RIP-A, RIP-A-1, RIP-B, RIP-B-1, RIP-C, RIP-D, B-C, BC-1, B-G, B-B, R-B-C AND R-B-C-1 ZONING DISTRICTS; SECTION 8-3030(N)(2) TO AMEND THE HEIGHT DESIGN STANDARDS; SECTION 8-3030(P) TO AMEND THE VARIANCE PROCEDURE FOR THE HISTORIC HEIGHT MAP; ARTICLE D (OFF-STREET PARKING AND SERVICE REQUIREMENTS): SECTION 8-3090 (EXEMPTED USES AND SPECIAL OFF-STREET PARKING REQUIREMENTS FOR SPECIFIED ZONING DISTRICTS) TO AMEND THE PARKING STANDARDS FOR THE R-B-C ZONING DISTRICT; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HERewith AND FOR OTHER PURPOSES.

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 Part 8, Chapter 3, Zoning of the Code of the City of Savannah, Georgia (2003) hereinafter referenced as "Code," be amended as follows:

ENACT

Note: Text to be enacted shown in bold and underlined. Text to be repealed is strikethrough.

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

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)

(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

	<i>R-B</i>	<i>RB-1</i>	<i>B-H</i>	<i>B-N</i>	<i>BN-1</i>	<i>B-C</i>	<i>BC-1</i>	<i>B-U</i>	<i>BU-1</i>	<i>BU-2</i>	<i>B-D</i>	<i>I-L</i>	<i>IL-D</i>	<i>I-H</i>	<i>I-IL-1</i>	<i>K-D-C</i>	<i>KD-C-1</i>	<i>U-1</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

- (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 <u>Per Dwelling Unit</u> (Square Feet)			
District and Use	One-Family Dwelling or Other Use When Listed	Two-Family or Multi-Family Dwelling: Lot <u>Area Per Dwelling Unit</u>	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) <i>[Amended June 22, 2017, (17-002242- ZA); January 21, 2016 (15-005698- ZA)]</i>	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 b. Semidetached or end-row c. Attached or row Nonresidential	-- -- 600* 600* 600* --	-- -- 600* 600* 600* --	-- -- 20 20 20 --
B-G district: Residential: 1. Single-family 2. Two-family 3. Multifamily a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings	6,000 -- -- -- -- --	-- 3,600 2,500 2,150 2,000 1,900	60 60 60 60 60 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-I-P-A district	--	--	--	--	--	--	--	--	--	75		70*** --
R-I-P-A1 district	--	--	--	--	--	--	--	--	--	75		70*** --
R-I-P-B	--	--	--	--	--	--	--	--	--	75		70***

I:												
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 (Historic District)	See Sec. 8-3030											No density; however, a minimum floor area per dwelling unit is required. See Sec. 8-3025(b)(4)b =
Mixed Use	90	50	40	30	30(d)	36	(a)(d)	(b)(d)	35	--		24

Residential												
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.

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

(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~~ **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)

(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)

~~(f)~~ **(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

Except 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.

(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.

(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.

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-C, ~~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-C, ~~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.

SECTION 2: That the requirement of Section 8-3182(f)(2) of said Code and the law in such cases made and provided has been satisfied. That 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 _____, on the _____ day of _____, 2017, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: Upon the effective date of the ordinance all ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: _____, 2017.

MAYOR

ATTEST:

CLERK OF COUNCIL
FILE NO.: 17-002807-ZA

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