

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, SHORT-TERM VACATION RENTAL USE CONDITIONS IN THE HISTORIC, VICTORIAN AND MID-CITY DISTRICTS TO: 1) PLACE A CAP ON THE NUMBER OF NON-OWNER-OCCUPIED PARCELS THAT ARE PERMITTED WITHIN CERTAIN ZONING DISTRICTS; 2) REDUCE THE NUMBER OF TRANSIENT GUESTS; AND, 3) PROVIDE A REFERENCE TO THE CERTIFICATION ORDINANCE; TO REMOVE THE SHORT-TERM VACATION RENTAL USE FROM THE PUD-MXU 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:

(Amendments are shown in boldface type and are underlined. Text to be repealed is shown in strikethrough type.)

ENACT and REPEAL

I. HISTORIC DISTRICT

A. Article B. (Zoning Districts); Sec. 8-3025(a), Conservation and Residential Use Schedule; Use 14a, Short-term Vacation Rental

<i>List of Uses</i>	<i>C-A</i>	<i>C-M</i>	<i>C-R</i>	<i>R-20</i>	<i>R-10</i>	<i>R-6</i>	<i>R-6-A</i>	<i>R-6-B</i>	<i>R-6-C</i>	<i>R-4</i>	<i>R-M</i>	<i>RIP</i>	<i>RIP-A</i>	<i>RIP-A-1</i>	<i>RIP-B</i>	<i>RIP-B-1</i>	<i>RIP-C</i>	<i>RIP-D</i>	<i>I-P</i>	<i>R-M-H</i>	<i>RMH-1</i>	<i>R-D</i>	
Lodging Facilities																							
(14a) Short-term Vacation Rental	-	--	--	-	-	--	-	-	--	--	-	X	X	X	X	X	X	X	X	-	-	X	

a.	<p>For parcels of land that are not owner-occupied and that have a Conservation or Residential zoning district classification, the short-term vacation rental use is limited to no more than 20% of all parcels in the Conservation or Residential districts within the ward where the property is located. This limitation applies only to wards within the boundaries of the Savannah Historic District.</p> <p>Owner-occupied is defined in Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”). A ward is a small geographic area within the Savannah Historic Victorian District that is identified on the ward map maintained by the Department of Tourism Management and Ambassadorship.</p>
b.	<p>The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.</p> <p><u>The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom. Bedrooms are subject to verification of building code compliance by the Zoning Administrator.</u></p>
c.	<p>There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.</p>
d.	<p><u>The short-term vacation rental use requires a short-term vacation rental certificate. See Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).</u></p>

B. Article B. (Zoning Districts); Sec. 8-3025(b), Business and Industrial Use Schedule; Use 9d, Short-term Vacation Rental

<i>List of Uses</i>	<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>
Lodging Facilities																		
(9d) Short-term Vac. Rental	--	--	X	--	--	X	X	X	--	--	X	--	--	--	--	X	X	--

a.	<p>The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.</p> <p><u>The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom. Bedrooms are subject to verification of building code compliance by the Zoning Administrator.</u></p>
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b.	There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.
c.	<u>The short-term vacation rental use requires a short-term vacation rental certificate. See Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).</u>

II. VICTORIAN DISTRICT

Article B. (Zoning Districts), Sec. 8-3028(d) (Victorian Planned Neighborhood Conservation District, Permitted Uses); Use 9, Short-term Vacation Rental

	1-R	2-R	3-R	1-B	2-B	3-B
Lodging Facilities						
(9) Short-term Vacation Rental	B	B	B	X	X	X
a.	<p><u>For parcels of land that are not owner-occupied and that have a 1-R, 2-R or 3-R zoning district classification, the short-term vacation rental use is limited to no more than 20% of all parcels in the 1-R, 2-R and 3-R zones within the ward where the property is located.</u></p> <p><u>Owner-occupied is defined in Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”). A ward is a small geographic area within the Victorian District that is identified on the ward map maintained by the Department of Tourism Management and Ambassadorship.</u></p>					
b.	<p>The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.</p> <p><u>The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom. Bedrooms are subject to verification of building code compliance by the Zoning Administrator.</u></p>					
c.	There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.					
d.	<u>The short-term vacation rental use requires a short-term vacation rental certificate. See Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).</u>					

III. PUD-MXU DISTRICT

Article B. (Zoning Districts), Sec. 8-3046(b)(1)d.14. (Planned Unit Development-Mixed Use District)

REPEAL

(14) Short-term Vacation Rental

i. The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.
ii. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term residential rental.

IV. MID-CITY DISTRICT

Article K. (Mid-City District.) Sec. 8-3217(5). (Residential Use Standards, Short-term Vacation Rental).

REPEAL and ENACT

(5) Short-term Vacation Rental	
a.	In the TN-2 district, a short-term vacation rental use is limited to within an accessory dwelling and only when the principal residence is owner-occupied <u>one dwelling per parcel and only when the principal dwelling unit is owner-occupied. Owner-occupied is defined in Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).</u>
b.	The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator. <u>The number of occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms; for dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom. Bedrooms are subject to verification of building code compliance by the Zoning Administrator.</u>
c.	There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.
d.	<u>The short-term vacation rental use requires a short-term vacation rental certificate. See Division II, Part 8, Chapter 11 (“Short-term Vacation Rentals”).</u>

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.: 17-004372-ZA