

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO AMEND THE SAVANNAH GARDENS PLANNED UNIT DEVELOPMENT STANDARDS FOR SECTION 2.1, SECTION 2.3, SECTION 2.5 AND SECTION 5.2 AND TO AMEND PART 8, CHAPTER 3, ZONING PERTAINING TO THE CREATION OF ARTICLE R, SAVANNAH GARDENS PLANNED UNIT DEVELOPMENT; 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 enacted as follows:

ENACT

**Article R. Savannah Gardens Planned Unit Development.**

**Sec. 8-3380. Established**

The Savannah Gardens Planned Unit Development (PUD) is hereby established to support the redevelopment of the former Strathmore Estates as a mixed-use community. The Savannah Gardens PUD will allow for a mixture of housing options and neighborhood-serving commercial and institutional uses to serve residents of Savannah Gardens and eastside Savannah.

The boundaries of the Savannah Gardens PUD shall be referenced by the Master Plan (Exhibit A). The written descriptions and data contained herein and the Master Plan comprise the Savannah Gardens Planned Unit Development.

**Sec. 8-3381. Intent**

The intent of the Savannah Gardens Planned Unit Development (PUD) is to establish a process by which to analyze a particular land development as a single, planned unit development in a unified and coordinated way which would otherwise not be allowed. The standards and procedures for this PUD are meant to encourage flexibility in design, allow a variety of integrated land uses, and provide the City of Savannah a documented authority to allow and enforce these standards as it deems necessary.

**Sec. 8-3382. Control**

CHSA Development, Inc. serves as the Master Developer for the Savannah Gardens PUD. The Master Developer shall be responsible for the execution of the approved plan and ensure that the

outcome of development is consistent with the standards of the PUD. The Master Developer may require additional PUD standards, including development and design guidelines; however, in no case shall the Master Developer reduce, change or eliminate any requirements or standards within the Savannah Gardens PUD without compliance with the applicable process as described in this chapter.

Should the Master Developer transfer its role to another entity, legal evidence of the reassignment shall be provided to the City of Savannah.

### **Sec. 8-3383. General Provisions.**

#### **(1) Introduction**

Each tract of land as identified in the Master Plan has a land use classification which is referred to as its District. The identification of and the Development Standards for each District are contained within this chapter.

#### **(2) Conflicts**

In the case of any conflict between a specific regulation set forth in this chapter and any regulation set forth elsewhere in this Code, the regulation in this chapter shall apply unless expressly prohibited.

#### **(3) Master Plans**

The developer of each tract within the PUD shall be required to submit a conceptual land use plan for its tract and gain approval by the Master Developer prior to submitting any site development plans. The purpose of the conceptual land use plan review is to ensure that the developer is in conformance with the PUD Master Plan. The developer shall also submit to the Master Developer site plans and subdivision plats for review prior to submitting applications to the City of Savannah.

#### **(4) Review**

The Master Developer shall review and approve conceptual land use plans and site plans prepared for each tract prior to any developer submitting an application to the City of Savannah. Each tract developer must receive a certified letter of approval from the Master Developer before applying to the City of Savannah for site plan review. All building designs must also be reviewed and approved by the Master Developer and by the City of Savannah Housing and Neighborhood Services Department.

#### **(5) Measurements**

All measurements shall be in gross square feet and shall follow the standards required by this chapter unless otherwise specified below:

- a. Residential Density. Density shall be measured as the required area of land per dwelling unit for a given housing type and includes

setbacks, internal roads and buffers. This shall be divided by the total lot area.

- b. **Building Setbacks.** Setbacks shall be measured from the property line except where otherwise identified herein.

### **Sec. 8-3384. Variances and Modifications to the Adopted PUD**

The PUD Master Plan and development standards are specific to the Savannah Gardens PUD. Therefore, requests for variances from the Zoning Board of Appeals or Metropolitan Planning Commission are prohibited. Minor modifications to the plans or standards may be approved in accordance with Section 8-3384(1). Any approved modifications, major or minor, shall pertain to the application being sought and shall not be construed as a precedent for modification elsewhere. Any desired modification other than those provided below would require an amendment to this section and approval by the Mayor and Aldermen.

#### **(1) Minor Modifications**

In certain circumstances, or in cases of unforeseen conditions, minor modifications to the PUD standards or Master Plan may be permitted. Minor modifications shall be approved by the Metropolitan Planning Commission (MPC) staff and are limited to the following:

- a. **Development Standards.** Any modification that is 10 percent or less than the requirement.
- b. **Buffers.** Any modification that is 10 percent or less than the requirement.
- c. **Parking.** Any modification that is 10 percent or less than the requirement.

#### **(2) Major Modifications**

A major modification requires approval from the Master Developer, and review and approval by the MPC and Mayor and Aldermen. A major modification shall include the following:

- a. **Development Standards.** Any modification that is 10 percent or greater than the requirement.
- b. **Land Uses.** Any change in an approved land use classification or any change that introduces a new use.
- c. **Residential Density.** Any change in location, type or size of multifamily land use which results in an increase in project density.
- d. **Parking.** Any modification that is 10 percent or greater than the requirement.
- e. **Conditions.** Any change that would require an amendment to the PUD as approved by the Master Developer, the MPC and the Mayor and Aldermen.

### **Sec. 8-3385. Administration and Enforcement**

Administration and enforcement of this section shall follow the procedures described in Article G (Administration and Enforcement) of this chapter.

**Sec. 8-3386. Districts**

The Districts identified in Table 1 and illustrated in the Master Plan correspond to the uses permitted on each tract within the Savannah Gardens PUD; similar to a zoning district. The Districts and land use classifications are identified in Table 1.

<b>Table 1: Land Classifications, Districts and Tracts</b>		
<b>Classification</b>	<b>District</b>	<b>Master Plan Tracts</b>
Single Family Residential	SF	SF-1 through SF-9
Townhouse Residential	TH	TH-1 through TH-4
Multifamily Residential	MF	MF-1 through MF-5
Mixed Use	MU	MU-1 through MU-8
Public Green Space	P	P-1 through P-6

**(1) Permitted Uses**

The uses permitted in each District are identified in Table 2. Uses that are permitted by right are identified with the symbol “X”. Uses not specifically listed may be approved by the City of Savannah Zoning Administrator provided that such use is found to be of a similar nature to the use permitted by-right. Some uses may include use conditions.

<b>Table 2: Permitted Uses by District and Use Conditions</b>					
<b>USE (X) = Permitted (--) = Not Permitted or No Condition</b>	<b>District Classification</b>				
	<b>Single Family (SF)</b>	<b>Townhome (TH)</b>	<b>Multifamily (MF)</b>	<b>Mixed Use (MU)</b>	<b>Public Green Space (P)</b>
Animal Grooming				X	
Antique Shop				X	
Art Studio/Gallery				X	
Assisted Living/Senior Care			X	X	
Bank				X	
Bicycle Shop				X	
Book/Stationary Store				X	
Café/Diner/Takeout				X	
Child Care/Day Care				X	
Clothing/Dry Goods Store				X	
Community Recreation					X
Craft Store				X	
Florist Shop				X	
Food/Drug Store				X	
Home Occupation	X	X	X	X	
Institutional Use				X	
Laundromat/Dry Cleaning				X	

Mixed Use Residential				X	
Mobile Food Service Unit				X	X
Model Home/Sales Office	X	X	X	X	
Multifamily Residential			X	X	
Neighborhood Service Office				X	
Post Office				X	
Public Use				X	
Public Utility Office				X	
Retail				X	
Single Family Attached or Row Residential		X		X	
Single Family Detached Residential	X				
Temporary Uses	X	X	X	X	

**(2) Prohibited Uses and Activities**

The following uses and activities are not permitted:

- i. Salvage yards.
- ii. Gambling to include lottery ticket sales.
- iii. Video arcades.
- iv. Adult entertainment establishment to include media shops.
- v. Pawn shops.
- vi. Package stores.
- vii. Firearms stores.
- viii. Billboards.
- ix. Bars, taverns and clubs that sell alcoholic beverages.
- x. Accessory dwellings.

**(3) Home Occupation and Temporary Uses**

**i. Home Occupation.**

- a. The use of a dwelling unit for a home occupation shall be incidental to its use for residential purposes by its occupants.
- b. The appearance of the dwelling unit shall not be altered in any manner which would indicate that a business is being conducted within the home.
- c. No business, storage or warehousing of material, supplies or equipment shall be permitted outside of the dwelling unit.
- d. No display of products shall be visible from a street.
- e. A home occupation shall be subject to all applicable licenses and business taxes.
- f. No more than 25 percent of the gross square footage of the residential unit may be devoted to a home occupation.
- g. No persons other than members of the family residing on the premises shall be engaged in such occupation.
- h. Customers coming to the residence to conduct business shall not be

permitted.

*ii. Temporary Uses.*

Some dwellings may be used on a temporary basis as model homes or sales offices. Real estate office operation in a residence shall be limited to a period of nine months. An extension shall be allowed subject to approval by the City of Savannah Zoning Administrator. Such offices are to revert to residences when the temporary use expires.

**(4) General Development Standards**

The following general development standards are specific to development located within the Savannah Gardens PUD. These standards are meant to supplement the standards of the City of Savannah Code of Ordinances and where there is a conflict, the more restrictive standards in this section shall apply.

*i. Greenspace.*

A minimum of 20 percent greenspace, as defined by the City of Savannah Landscape and Tree Ordinance, shall be provided for the entirety of the Savannah Gardens PUD. Greenspace shall include public and private parks, plazas, tree lawns, buffers and other outdoor areas not covered with habitable buildings or pavement.

*ii. Residential and Non-Residential Development Standards*

<b>Table 3: Residential Development Standards</b>								
<b>Districts</b>	<b>Density (max units per acre)</b>	<b>Lot Size (min)</b>	<b>Lot Width (min)</b>	<b>Front Setback (min)</b>	<b>Rear Setback (min)(4)</b>	<b>Side Setback (min)(1)(4)</b>	<b>Height (max)</b>	<b>Building Coverage (max)</b>
<b>Single Family (SF)</b>	See Master Plan	2,700 sf	30 ft	5 ft	20 ft	5 ft	35 ft	60%
<b>Townhouse (TH)</b>	See Master Plan	2,500 sf	25 ft	5 ft	20 ft	0 ft (2) 5 ft	35 ft	50%
<b>Multifamily (MF)</b>	See Master Plan	n/a	n/a	10 ft	10 ft	10 ft (between buildings)	35 ft 45 ft (3)	n/a
<b>Mixed Use (MU)</b>	See Master Plan	n/a	n/a	n/a	n/a	10 ft (between adjoined)	45 ft	<u>n/a</u>

						mixed use and residential buildings)		
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- (1) For single family corner lots, the street side yard setback shall be 10 ft (min.).
- (2) Side setback is zero for attached units and 5 feet for end units (10 ft min. between buildings).
- (3) Maximum height of 35 feet for 2 story buildings and 45 feet for three story buildings.
- (4) Accessory structures shall be set back a minimum of 5 feet from the rear and side yard property lines.
- (5) A townhouse dwelling may not be located above another townhouse dwelling. Townhouses may be on individually platted lots or on one parcel. When on one parcel, lot size and lot width shown in Table 3 are not applicable.

**iii. Screening and Buffers.**

Screening and buffering shall be required as provided in Section 8-3066 (Visual Buffers and Screening) of the City of Savannah Zoning Ordinance, where non-residential and mixed-use development directly abuts single family residential development. Buffers shall also be required along the perimeter of all off-street parking areas. Buffers shall be approved by the Master Developer and by the City of Savannah Greenscapes Department.

- a. Buffer vegetation shall mean trees and evergreen shrubs that attain a minimum of 6-feet in height. Small shrubs, grasses and groundcovers shall not count as buffer plantings.

**iv. Landscaping.**

A landscape plan for each development tract shall be reviewed and approved by the Master Developer and by the City of Savannah Greenscapes Department. The landscape plan shall designate the size, species and location of all new trees, shrubs, groundcovers, grass and mulch and indicate where trees are to be preserved. All planting detail shall be referenced in the City of Savannah Landscape and Tree Ordinance and Manual.

- a. Street trees may be required as part of the landscaping plan which shall be placed according to the City of Savannah Landscape and Tree Ordinance standards and approved by the City of Savannah Greenscapes Department.

**v. Service and Loading.**

- a. Where mixed use or multifamily tracts within the PUD include refuse stations, loading areas or truck delivery zones, these areas shall be located so as to minimize visibility from public rights-of-way.

- b. All exterior trash compactors and receptacles shall be screened by a masonry wall, gated and landscaped.

**vi. Utilities.**

- a. Excluding Pennsylvania Avenue, all utilities shall be located underground and within the rights-of-way including easements and lanes. Temporary overhead power lines shall be permitted during construction only.
  - b. Where utilities are served by above ground boxes, relays, valves, substations, pedestals and stations, these items shall be appropriately fenced, landscaped or otherwise screened from outside view.
- vii. **Roads and Streets.**
- a. All rights-of-way shall be dimensioned as described in Table 4 and shall be approved by the City of Savannah Traffic Engineering Department and Fire Department.

<b>Table 4: Roadway Standards</b>				
<b>Type</b>	<b>Parking</b>	<b>Maximum Right-of-Way Width (ft) (3)</b>	<b>Lane Width (ft) (4)</b>	<b>Parallel Parking Width (ft) (5)</b>
<b>Neighborhood Collector Street</b> None (Two Lanes)	No Parking One Side Two Side	50 ft 57 ft 64 ft	11 ft 11 ft 11 ft	n/a 7 ft 7 ft
<b>Neighborhood Local Street</b> Crescent Drive, Wyoming Ave. and Streets Flanking Tattnall Square (Two Lanes)	No Parking One Side Two Side	48 ft 55 ft 62 ft	10 ft 10 ft 10 ft	n/a 7 ft 7 ft
<b>Extended Street</b> Hansen, Mosley and Foster Streets (Two Lanes)	No Parking One Side Two Side	48 ft 55 ft 62 ft	10 ft 10 ft 10 ft	n/a 7 ft 7 ft
<b>Loop Street</b> One Way (One Lane)	No Parking One Side Two Side	40 ft 47 ft 54 ft	14 ft 14 ft 14 ft	n/a 7 ft 7 ft
<b>Service Lane</b>	No Parking	20 ft	10 ft	n/a
<b>Private Drive (2)</b> (Two Lanes)	No Parking	n/a	10 ft	n/a

(1) Sections are based upon Traditional Neighborhood Street Design drawings prepared by the City of Savannah, which include an asphalt wearing surface for travel lanes plus an 18-inch curb and gutter on each side. Curb and gutter may be required only one side of the street around open green space. Service Lanes may not require curb and gutter.



- (2) Private drives are defined as entries into multifamily parking areas.
- (3) The ROWs shown in the table above anticipate two 5 feet wide sidewalks, one on each side of the street and two 7.5 feet tree lawns, one on each side of the street. The ROW may be proportionally reduced to reflect sidewalks on one side of the street and smaller or no tree lawns along some streets where approved by the City of Savannah. Small trees may only require a 4-foot-wide tree lawn and medium size trees may only require a 6-foot-wide tree lawn. ROWs and/or tree lawns may have to be increased in some instances to accommodate requirements of Georgia Power. Additional requirements regarding tree lawns shall be referenced in the City of Savannah Tree Lawn Compliance and Policy Guide.
- (4) Lane widths shall be measured by wearing surfaces only. They do not include 12-inch gutters.
- (5) Parking spaces are to be seven feet wide, not including the 12-inch gutter. The paved width plus the gutter will equal an 8-foot parallel parking width.

**viii. Pedestrian Walks.**

Each neighborhood within the Savannah Gardens PUD shall be linked by a network of paved pedestrian walks. A pedestrian walk shall be required on at least one side of each dedicated road (not including service lanes) provided that they shall abut all residential lots.

- a. All pedestrian walks shall be 5 feet wide and 4 inches thick with 2-foot chamfered corners at intersections. Exceptions are as follows:
  - i. When existing trees or new utilities force the presence or dimensions or alignment of walks to be impossible.
  - ii. When pedestrian walks merge into larger, paved plazas, entrances, and other areas with high pedestrian foot traffic.
- b. Where possible, pedestrian walks shall be placed against the inside edge of the roadway, leaving a planting strip between the pedestrian walk and back of the curb.
- c. At intersections within the PUD, roadway paving shall be textured or patterned to dedicate the crossing as part of the pedestrian walkway system.

**ix. Parking.**

The City of Savannah parking standards, as mentioned in Article D (Off-Street Parking and Service Requirements) of the City of Savannah Zoning Ordinance, shall apply except as otherwise described herein.

- a. No parking shall be permitted within the right-of-way with the exception of parallel parking as indicated in Table 4.
- b. Parking on private property for single family tracts shall be accessed from rear service lanes where present and from the frontage street where service lane access is not available. The Master Developer and City of Savannah

may require alternative parking solutions if deemed necessary.

- c. Parking requirements for development located within the Savannah Gardens PUD shall be as follows:
  - i. Single family residential development shall require two parking spaces per dwelling unit.
  - ii. Multifamily residential development shall provide at least one parking space per dwelling unit. This standard shall apply as cumulative for all multifamily tracts within the PUD. All required parking for multifamily uses shall be contained within the interior of a block of buildings.
  - iii. Office and retail uses located within a mixed-use tract shall require at least 2.5 spaces per 1,000 square feet up to 3,000 square feet. For uses over 3,000 square feet, 5 spaces per 1,000 square feet is required.

x. ***Lighting.***

Street lighting shall be installed along all public roads (not including services lanes) and private drive entrances leading into multifamily uses.

- a. Street and off-street parking areas shall be 175 watt post top traditional luminaries mounted on 16-foot dark bronze or black poles. Lighting shall be evenly spaced to allow a light distribution of 0.25-foot candles.
- b. Single family homes may have an 8-foot high (max), black post top traditional light.
- c. Except on commercial buildings, no floodlighting, spot lighting or theme lighting is permitted.
- d. All street and off-street lighting designs and locations are subject to review and approval by the Master Developer.

xi. ***Signage.***

Sign types are limited to those described herein and shall be subject to review and approval by the Master Developer and by MPC staff.

- a. Community Identification Sign.
  - i. Monument signs which identify the Savannah Gardens Community shall be permitted at the following locations:
    1. Intersection of Pennsylvania Avenue and Elgin Street;
    2. Intersection of Pennsylvania Avenue and Crescent Drive;
    3. End of housing development on Pennsylvania Avenue and Gwinnett Street;
    4. Intersection of park/mixed use plazas and Pennsylvania Avenue.
  - ii. Each sign shall be placed on a 2-foot (max) masonry foundation and shall be no larger than 60 square feet in size. Community identification signs shall not exceed 8-feet in height, including

the foundation, and may be externally lit.

b. Neighborhood Identification Sign.

- i. Multifamily tracts may display a monument type identity sign to be located at entrances. They shall follow the same standards as the Community Identification Signs unless otherwise described herein.
- ii. Each sign shall not exceed 48 square feet in size and shall not exceed 6 feet in height, including the foundation.

c. Retail and Service Identification Sign.

- i. For retail and service uses that are located at ground level, a maximum of 30 square feet of fascia signage per street frontage shall be permitted.
- ii. Signage that is 20 square feet or 1 square foot per linear foot of canopy, whichever is less, may be incorporated as a canopy or awning sign.
  1. Canopy or awning signs shall be limited to placement of entrances and display windows.
  2. A projecting sign not to exceed 10 square feet in area or extend 4 feet from the building may be placed on second and third story office uses.
  3. Canopy and awning signs shall not extend more than 6-feet over pedestrian walkways. Eight-foot-high roof overhangs, canopies or awnings may extend a maximum of 6 feet over pedestrian walkways.
  4. Signage may be internally lit, but shall not be animated, flashing or displaying moving text.

d. Tenant Sign.

- i. Buildings located within Mixed Use districts of the Savannah Gardens PUD shall be allowed a wall mounted directory sign at each entrance to identify tenant information.
- ii. Lettering size shall not exceed 6 inches.
- iii. The maximum sign area shall be 3 square feet and maximum sign height shall be 10 inches.

e. Temporary Sign.

- Temporary signage which provides information about construction shall be approved by the City of Savannah Zoning Administrator.
- i. Two 48 square foot signs shall be permitted.
  - ii. Signage shall be constructed of three-quarter inch plywood and two four by four-inch posts. The signs shall be painted dark green.

f. Traffic Regulatory Sign.

Traffic signs as specified in the Manual on Uniform Traffic Devices for Streets and Highways shall be required throughout the Savannah Gardens PUD. Their quantity and size shall be determined during design review.

- i. Signs are to be made of aluminum with reflective sheeting. Any four by four wooden support posts shall be painted dark green.
  - ii. Traffic Regulatory Signs shall not impede the visibility and safety of pedestrians.
  - iii. Traffic Regulatory Signs shall be mounted to allow 7 feet of clearance.
- g. Directional Sign.
- i. Directional Signs shall be of the same design and proportion as the Community Identity Signs unless otherwise described herein.
  - ii. Shall not exceed 24 square feet in sign area or 4.5 feet in height.
- h. Historical Markers.
- i. Historical markers, plaques or signs shall be reviewed and approved by the Master Developer and by the Historic Site and Monument Commission and shall only be allowed in public areas of the Savannah Gardens PUD.
  - ii. Design shall follow the standards described by the Georgia Historical Society or as otherwise approved by the Master Developer.
- i. Prohibited Signs.
- i. Pole signs, pylon signs and billboards.
  - ii. Free-standing and/or off-site identification signs.

#### **Sec. 8-3387. Definitions.**

The definitions herein pertain only to the Savannah Gardens PUD. Definitions not listed shall be referenced in Article A of the City of Savannah Zoning Ordinance. Where there are two or more definitions for the same term, the definition in this section shall apply.

**Accessory Structure.** A detached building or structure which is subordinate to the principle dwelling on a residential lot which is used for an incidental purpose, namely storage. Mobile housing units, shipping containers, boats and recreation vehicles are not accessory structures.

**Amusement/Recreation.** Uses within a building providing amusement or recreational activities for families or other groups.

**Animal Grooming.** Business pertaining to pet cleaning and grooming within a building. No overnight boarding is allowed.

**Antique Shop.** Business offering the sale of antiques. All products for sale is to be located within the principle building.

**Art Studio/Gallery.** Business used for the creation of or sale of art works.

**Assisted Living/Senior Care.** A rest home, nursing home, convalescent home or similar use for the purpose of rendering care for chronic or convalescing seniors, but not including facilities for the care of patients with mental illness or substance addictions.

**Bank.** Establishments used for or associated with banking. Walk in only—no drive through.

**Bicycle Shop.** Business associated with the sale and repair of bicycles. All sales, display and repair must be conducted wholly within the building.

**Book/Stationary Store.** Business associated with the sale and/or rental of new or used books, and stationary. Associated uses may include coffee bars.

**Building Height.** Building height is measured from the elevation of the finished grade at the front of the structure or building to its highest point, excluding chimneys, cupolas, steeples weather vanes and other approved architectural features.

**Café/Diner/Takeout.** A small and informal food serving establishment in which customers purchase an array of meals and refreshments, but not alcoholic beverages. No drive-in or drive through service is permitted.

**Child Care/Day Care.** An establishment that provides for the daytime supervision, training, recreation and safe care taking for children and which acts as a substitute for or an extension of home care.

**Clothing/Dry Goods Store.** Business offering the sale of cloths, other dry goods and accessories.

**Community Recreation.** Outdoor recreational amenities that serve residents of the Savannah Gardens PUD. Amenities may include benches, tables, playground equipment, shelters, lawn game courts, multi-use play areas, parks, walks, and kiosks. Other amenities/activities may include temporary or seasonal displays, festival anniversaries, celebration events and outdoor teaching/training classes. Recreation shall not be considered a commercial use with the usual commercial requirements for signage, area specifics and parking.

**Craft Store.** Business related to the sale, creation or instruction of crafts and hobbies.

**Florist Shop.** Business offering the sale and/or delivery of ornamental flowers, wreaths, small plants and floral accessories.

**Food and Drug Store.** Food market store offering the sale of groceries, bakery goods, delicatessen items, dairy products, canned goods, frozen foods and general housekeeping items. Drug store or pharmacy within a grocery store (or separate) used for the specific purpose of preparing, compounding and dispensing medicines, medications and personal hygiene products. The food or

drug store is not to include drive-thru service but may provide delivery service.

**Home Occupation.** An occupation conducted within a home or from a home in accordance with the criteria outlined in Section 8-3386(3)(i).

**Institutional Use.** This designation allows for social, cultural, educational, medical and civic uses as further defined below.

- Civic, cultural, municipal, governmental, conference, research or other similar facilities which may include offices for staff, faculty and professionals.
- Public emergency service facilities, library, museum, daycare, post office and social/community center.
- Assisted care units (assisted living, nursing home and congregate care). These are to be counted toward allowable densities in the Savannah Gardens PUD.
- Education establishments providing for mental development and enlightenment of individuals including pre-school programs, music, dance, craft and art programs as well as business, vocational or other specialized training.

**Laundromat/Dry Cleaning.** A business offering the use of on premise washing and drying machines and/or drop off, pick up and delivery of clothing for local or off site dry cleaning service. No drive through permitted.

**Master Developer.** The community developer who obtained initial approval of the PUD Master Plan.

**Mixed Use Residential.** A land use or designated area designed to accommodate a variety of conforming residential and nonresidential uses including retail, service and office uses.

**Model Home/Sales Center.** Model homes for office/administrative use (not including temporary trailers) that shall be considered an accessory use associated with the primary sales or rentals of on site residential homes or living units within Savannah Gardens. A model home may be a permanent building ultimately sold as a residence but the sales office/model function may be relocated from time to time to meet the needs of development phasing.

**Mobile food service unit.** A trailer, pushcart, vehicle vendor or any other similar conveyance operating as an extension of and under the managerial authority of the permit holder of its permitted base of operation. The mobile food service unit and its permitted base of operation together make a mobile food service establishment. Mobile food service units shall follow the standards of Article HH in the City of Savannah Code of Ordinances.

**Multifamily Residential.** Attached dwelling units of two or more which are arranged side by side and/or above one another.

**Museum/Office.** A facility focusing on the history of the neighborhood/area and that may include office or community space for the Master Developer, non-profit or governmental entity. Only one such use shall be allowed within the proposed development.

**Neighborhood Service.** The neighborhood service designation allows for the development primarily of local scale service business which may be secondarily supported by markets beyond the PUD.

**Office.** A facility focusing on business, government, professional or financial services which may include medical, dental, accounting, architecture, engineering, law and other professional services.

**Post Office.** Office established by the United States Postal Service.

**Public Use.** Buildings, structures and land uses operated by a government unit or agency.

**Public Utility Office.** An office set up to administer local utilities such as pipelines, power transmission lines, telephone or cable TV. Offices may serve walk-in customers as well but may not keep maintenance equipment or service vehicles on the site.

**Retail.** Establishments offering limited use retail items such as specialty products which are not produced or manufactured on the premises and are limited to or associated with a single product line of merchandise directed to a specific consumer market. Uses do not include the sale, service or repair of motorized vehicles, including automotive parts, tire stores, gasoline sales, package stores and liquor stores.

**Single Family Attached or Row Residential.** Attached dwelling units of two or more which are arranged side by side, divided only by a common wall.

**Single Family Detached Residential.** Free standing dwelling unit for one family.

**Temporary Use.** A non-permanent use that is allowed in accordance with the criteria listed in Section (G)(3)(ii). Such use shall be limited to not more than nine months duration, though an extension may be granted by the City of Savannah Zoning Administrator.

**Townhouse.** Two or more attached dwellings placed side-by-side with front and rear facing facades and common walls that separate dwellings.

# Exhibit A





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 *Savannah Morning News*, on the \_\_\_\_ day of \_\_\_\_\_, 2018, 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: \_\_\_\_\_, 2018.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF COUNCIL  
FILE NO.: 18-000957-ZA