

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO AMEND ARTICLE K. (MID-CITY DISTRICT) AND 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:

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

Sec. 8-3199. Boundaries.

The boundaries of the Mid-City district shall be the area bounded on the north by Anderson Lane; on the south by Victory Drive; on the east by Price Street; and, on the west by the Martin Luther King, Jr. Boulevard/Montgomery Street corridor, excluding the commercial corridor and is more fully described herein. The Mid-City district's phase 1 study area boundary map shall coincide with the boundaries designated herein and such map is made a part of this chapter to the same extent as if the information set forth on such map was fully described and incorporated herein. [See Exhibit "A".] Beginning at a point located on the centerline of Victory Drive approximately 160 feet east of its intersection with the centerline of Montgomery Street, thence proceeding in a northerly direction along a line parallel to the centerline of Montgomery Street a distance of approximately 136 feet to a point, thence westerly along a line parallel to the centerline of West 43rd Street a distance of approximately 53 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 43rd Street, thence easterly along the centerline of West 43rd Street a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 42nd Street, thence westerly along the centerline of West 42nd Street a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 41st Street, thence westerly along the centerline of West 41st Street a distance of approximately 18 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 40th Street, thence easterly along the centerline of West 40th Street a distance of approximately 38 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 39th Street lane, thence westerly along the centerline of said lane a distance of approximately 15 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 39th Street, thence in an easterly direction along the centerline of West 39th Street a distance of approximately 27 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 38th Street lane, thence easterly along said lane to its intersection with the centerline of Jefferson Street, thence northerly along the centerline of Jefferson Street to its intersection with the centerline of West 38th Street, thence westerly along the centerline of West 38th Street a distance of approximately 174 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 37th Street lane, thence easterly along the centerline of West 37th Street lane a distance of approximately 45 feet to a point, thence northerly along a line

parallel to the centerline of Montgomery Street to its intersection with the centerline of West 37th Street, thence westerly along the centerline of West 37th Street a distance of approximately 82 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 36th Street lane, thence easterly along the centerline of West 36th Street lane a distance of approximately 10 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 36th Street, thence easterly along the centerline of West 36th Street for a distance of approximately 134 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 35th Street lane, thence westerly along the centerline of said lane a distance of approximately 35 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 35th Street, thence in a westerly direction along the centerline of West 35th Street a distance of approximately 55 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 34th Street lane, thence easterly along the centerline of said lane a distance of approximately 10 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 34th Street, thence westerly along the centerline of west 34th Street a distance of approximately 38 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 33rd Street lane, thence easterly along the centerline of said lane a distance of approximately 55 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 33rd Street, thence westerly along the centerline of West 33rd Street a distance of approximately 32 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 32nd Street, thence easterly along the centerline of West 32nd Street a distance of approximately 22 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 31st Street lane, thence easterly along the centerline of West 31st Street lane to its intersection with the centerline of Jefferson Street, thence northerly along the centerline of Jefferson Street a distance of approximately 85 feet to a point, thence westerly along a line parallel to the centerline of West 31st Street a distance of approximately 148 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street to its intersection with the centerline of West 31st street, thence in a westerly direction along the centerline of West 31st Street until its intersection with the centerline of Montgomery Street, thence in a northerly direction along the centerline of Montgomery Street until its intersection with the centerline of West Anderson Lane, thence easterly along the centerline of West Anderson Lane for a distance of approximately 533 feet to a point, thence northerly along a line parallel to the centerline of Montgomery Street a distance of approximately 15 feet to a point, thence easterly along a line parallel to the centerline of West 31st Street to its intersection with the centerline of Barnard Street, thence southerly along the centerline of Barnard Street a distance of approximately 15 feet to a point, thence easterly along the centerline of Anderson Street lane extended then Anderson Street lane to its intersection with the centerline of Price Street, thence southerly along the centerline of Price Street to its intersection with the centerline of Victory Drive, thence westerly along the centerline of Victory Drive back to the point of beginning. [Amended 1/4/18 (17-004803-ZA)]

The boundaries of the Mid-City district shall also include the following: Beginning at a point located at the approximate intersection of the centerlines of West 31st Street and Montgomery Street, said point being, THE POINT OF BEGINNING; Thence proceeding in a SW direction along the approximate centerline of Montgomery Street for approximately 241.527 ft. to a point, said point being located at the approximate intersection of the centerlines of Montgomery Street and West 32nd Street; Thence proceeding in a NW direction along the approximate centerline of West 32nd Street for approximately 191.152 ft. to a point; Thence proceeding in a NE direction [N 16-34-58 E] along a line for approximately 139.979 ft. to a point; Thence proceeding in a NW direction [N 73-12-11 W] along a line for approximately 136.642 ft. to a point, said point being

located on the approximate centerline of the Right-of-Way of Martin Luther King Jr. Boulevard; Thence proceeding in a NE direction along the approximate centerline of the Right-of-Way of Martin Luther King Jr. Boulevard for approximately 8.00 ft. to a point; Thence proceeding in a SE direction [S 73-12-12 E] along a line for approximately 96.885 ft. to a point; Thence proceeding in a NE direction [N 16-34-57 E] along a line for approximately 95.491 ft. to a point, said point being located on the approximate centerline of West 31st Street; Thence proceeding in a SE direction along the approximate centerline of West 31st Street for approximately 231.154 ft. to a point, said point being, THE POINT OF BEGINNING

Sec. 8-3216. Traditional Commercial Districts (TC-).

(1) Purpose.

(a) Traditional Commercial – Neighborhood (TC-1).

The TC-1 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.

(b) Traditional Commercial – Corridor (TC-2).

The TC-2 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for arterial commercial corridors that traverse historic neighborhoods and serve through traffic and as well as local markets.

(2) Principal Uses.

(a) The following principal uses are permitted by right, or permitted as a special use by the Board of Appeals in accordance with Special Use Review.

TC- Districts	TC-1	TC-2	Standards
Key: ✓ = Permitted * = Subject to Special Use Review			
RESIDENTIAL USES			
Single-family detached, semi-detached or end-row, attached or row	✓	✓	
Two-family detached, semi-detached or end-row, attached or row	✓	✓	
Multifamily (3 or more units)	✓	✓	8-3217(3)
Conversion to provide additional units in existing structure	*	*	8-3217(2)
Bed and breakfast inn (up to 8 guest rooms)	✓	✓	8-3217(1)
Accessory dwelling, garage apartment, carriage house, caretaker’s quarters	✓	✓	8-3217(4)
Upper-story residential	✓	✓	
Short-term vacation rental <i>[Adopted 11/10/14; effective 1/1/15 (14-003621-ZA)]</i>	✓	✓	8-3217(5)
CIVIC USES			
Adult group day care home (7 to 18 people)	✓	✓	8-3218(1)
Adult day care center (over 18 people)		✓	8-3218(1)

TC- Districts	TC-1	TC-2	Standards
Key: ✓ = Permitted * = Subject to Special Use Review			
Ambulance service, rescue squad	*	✓	8-3218(2)
College, university	✓	✓	
Congregate care home (over 15 people)	*	*	8-3218(3)
Convent, monastery	✓	✓	
Day care home, Group (7 to 18 children)	✓	✓	8-3218(4)
Day care center (over 18 children)		✓	8-3218(4)
Eleemosynary or philanthropic institution	✓	✓	
Food service center for homeless	✓	✓	
Group care home (7 to 15 people)	✓	✓	8-3218(5)
Homeless shelter (emergency)	*	*	8-3218(6)
Museum, library	✓	✓	
Place of worship	✓	✓	
Public uses, including recreation sites	✓	✓	
School, public or private (K-12)	✓	✓	
Single room occupancy residence	✓	✓	8-3218(8)
Special needs housing	✓	✓	8-3218(9)
Technical, trade or business school	✓	✓	
Utility, minor	✓	✓	
COMMERCIAL USES			
Artist studio, gallery	✓	✓	
Bar, nightclub, tavern	*	*	8-3219(2)
Boarding or rooming house (up to 10 people)	✓	✓	8-3219(3)
Club, lodge	*	*	
Contractor's office	✓	✓	8-3219(4)
Dormitory for college or university		✓	
Fraternity, sorority house	*	*	
Funeral home	✓	✓	
Gas station with convenience retail	*	✓	8-3219(5)
Greenhouse, plant nursery		✓	
Hotel, motel		✓	
Indoor recreation (commercial)	✓	✓	
Inn, hostel	✓	✓	8-3219(6)
Manufacturing, Limited		✓	8-3219(7)
Microbrewery <small>(17-001851-ZA; adopted 6/8/17)</small>	*	*	8-3219(18)
Office, General	✓	✓	8-3219(8)
Office, Medical	✓	✓	
Outdoor recreation (commercial)		✓	
Package alcohol sales	*	*	8-3219(9)
Restaurant without alcohol sales	✓	✓	8-3219(10)
Restaurant with alcohol sales	*	*	8-3219(10)
Retail, General	✓	✓	8-3219(11)
Retail, Neighborhood	✓	✓	8-3219(11)
Self-storage facility		✓	8-3219(12)
Service, General	✓	✓	8-3219(13)
Service, Neighborhood	✓	✓	8-3219(13)
Shooting range, indoor		*	
Tattoo Studio		✓	8-3219(17)

TC- Districts	TC-1	TC-2	Standards
Key: ✓ = Permitted * = Subject to Special Use Review			
Taxi dispatch, limousine service, messenger service		✓	
Vehicle repair	*	*	8-3219(14)
Vehicle sales and service, Minor	✓	✓	8-3219(15)
Vehicle sales and service, Major		*	8-3219(15)
Veterinarian, animal hospital	✓	✓	8-3219(16)

- (b) Drive-thru service shall not be permitted in the TC-1 District, but is permitted by right with any use in the TC-2 District.
- (c) Telecommunication towers and antennas shall be permitted in accordance with Division II, Article J City of Savannah Code of Ordinances.

(3) **Design Standards.**

All uses are subject to the design standards set forth in Division 5, Neighborhood Design Standards.

(4) **General Development Standards.**

All uses are subject to the general standards set forth in Division 6, General Development Standards.

- (a) For properties zoned TC-2 that are located within the Martin Luther King, Jr. Boulevard/Montgomery Street Urban Redevelopment Area and that do not contain a contributing structure, the following standards apply:

- i. **Density.** A maximum residential density is not required for multi-family development; however, a minimum floor area requirement of 450 square feet is applicable.
- ii. **Height.** The maximum height is four (4) stories or 55 feet maximum up to 150 feet from the right-of-way of Montgomery Street. For a distance greater than 150 feet, the maximum height of Sec. 8-3216(6) applies.

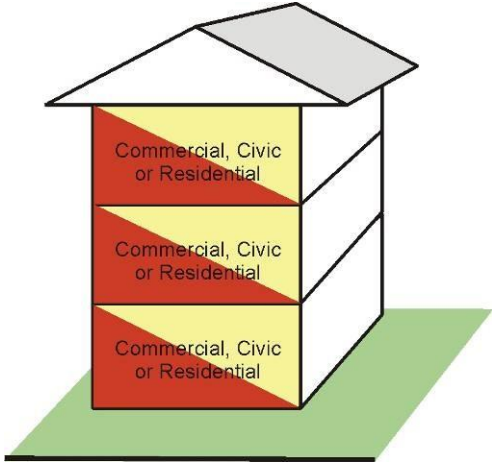
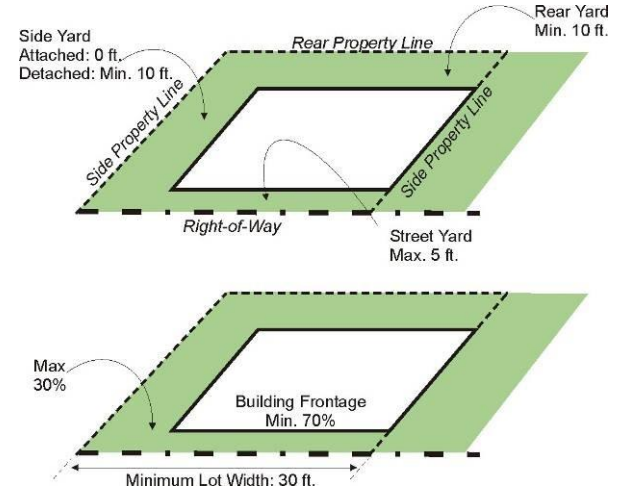
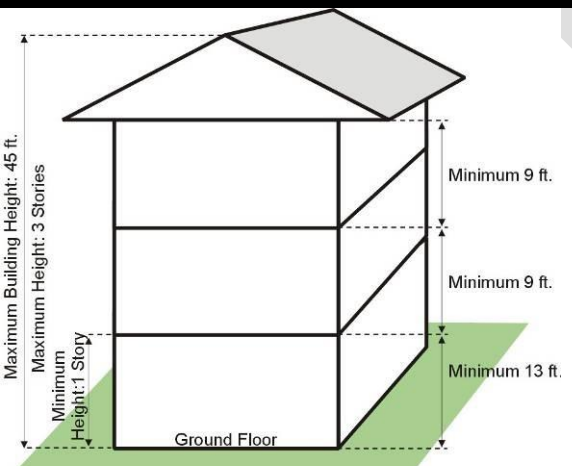
When an abutting parcel contains an existing residential dwelling, the maximum height shall not be more than one (1) story taller than the residence within 30 feet from the exterior wall of the residence.

[Sec. 8-3216(4)(a) adopted 1/4/18(17-004803-ZA)]

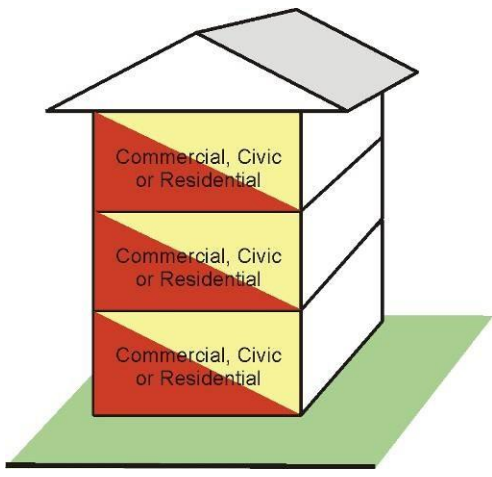
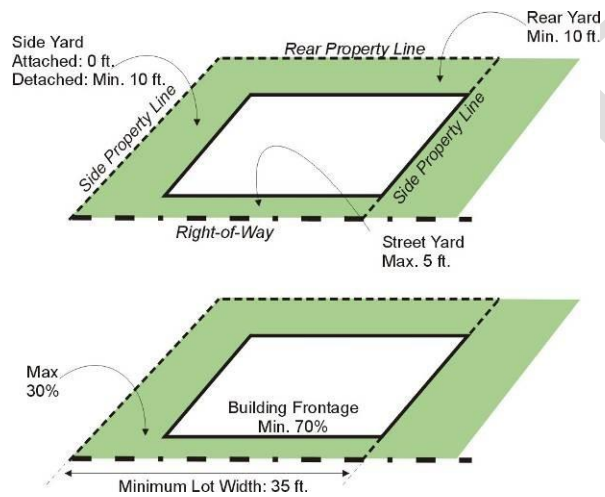
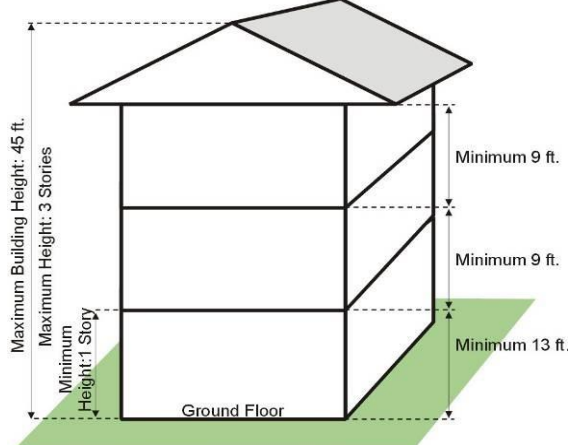
(b) For the parcels bounded by West 31st Street to the north, Montgomery Street to the east, West 32nd Street to the south, and Martin Luther King, Jr. Boulevard to the west, the following standards apply:

- i. Ground Floor Area: No maximum ground floor area shall apply;**
- ii. Rear Yard: No rear yard shall be required.**

(5) **TC-1 District Development Standards.**

<p>Use</p>		<p>Ground Floor Commercial, civic or residential (see use table in 8-3216(2)(a))</p> <p>Upper Floors Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p>Ground Floor Area 5,500 square feet maximum</p> <p>Residential Density 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing</p>
<p>Site</p>		<p>Lot Area: 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p>Lot Width: 30 feet minimum</p> <p>Building Frontage: 70% of lot width minimum[*]</p> <p>Street Yard Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p>Rear Yard: 10 feet minimum</p> <p>Side Yard: 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 5 feet minimum [*]</p> <p>[*] For lots less than 31 feet in width, provide either a 5 foot setback or 70% minimum building frontage</p>
<p>Height</p>		<p>Building Height: 3 stories maximum, 1 story minimum, 45 feet maximum</p> <p>Floor Height Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: no minimum</p>

(6) **TC-2 District Development Standards.**

<p>Use</p>		<p>Ground Floor Commercial or civic (see use table in 8-3216(2)(a))</p> <p>Upper Floors Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.</p> <p>Ground Floor Area 10,000 square feet maximum</p> <p>Residential Density 30 units per gross acre maximum 36 units per gross acre maximum for designated affordable housing For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).</p>
<p>Site</p>		<p>Lot Area: 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.</p> <p>Lot Width: 35 feet minimum</p> <p>Building Frontage: 70% of lot width minimum</p> <p>Street Yard Average street yard for all contributing structures on the block face; Blocks without contributing structures, 5 feet maximum</p> <p>Rear Yard: 10 feet minimum</p> <p>Side Yard: 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 10 feet minimum</p>
<p>Height</p>		<p>Building Height: 3 stories maximum, 1 story minimum, 45 feet maximum; For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).</p> <p>Floor Height Ground floor: 13 feet minimum Upper floors: 9 feet minimum</p> <p>Ground Floor Elevation Residential ground floor: 30 inches minimum, including slab construction; Nonresidential: No minimum</p>

[Sec. 8-3216(4), use and height, amended 1/4/18(17-004803-ZA)]

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.: 18-000495-ZA

DRAFT