

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO ESTABLISH A MICROBREWERY USE IN THE TC-1 (TRADITIONAL COMMERCIAL-1) AND TC-2 (TRADITIONAL COMMERCIAL-2) ZONING DISTRICTS AS A SPECIAL USE; TO ESTABLISH USE CONDITIONS FOR SUCH USE; 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:

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Note: Text to be enacted shown highlighted in yellow with bold, underlined type.

Sec. 8-3216(2)(a), Traditional Commercial Districts, Principal Uses.

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	✓	✓	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)
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)

TC- Districts	TC-1	TC-2	Standards
Key: ✓ = Permitted * = Subject to Special Use Review			
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	*	*	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)
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)

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Sec. 8-3219. Commercial Use Standards.

(18) Microbrewery.

- (a) Such use shall be located on an arterial street as identified in Sec. 8-3025(g), Street Classification Map;**
- (b) Such use shall be restricted to a production of up to 3,000 barrels of beer/ale per year.**

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 _____, 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.: 17-001851-ZA