

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 HOTEL, SMALL (16-54 ROOMS), HOTEL, LARGE (55 ROOMS OR MORE), AND LODGING ACCOMMODATIONS; ARTICLE B (ZONING DISTRICTS): SECTION 8-3025(A) (C AND R USE SCHEDULE) AND SECTION 8-3025(B) (B AND I USE SCHEDULE) TO ESTABLISH USE STANDARDS AND CONDITIONS FOR HOTEL, SMALL (16-54 ROOMS) AND HOTEL, LARGE (55 ROOMS OR MORE); SECTION 8-3030(N) (HISTORIC DISTRICT) TO AMEND THE BONUS FLOOR PROVISION; SECTION 8-3028(D) (VICTORIAN DISTRICT USE SCHEDULE); ARTICLE D (OFF-STREET PARKING AND SERVICE REQUIREMENTS): SECTION 8-3089 (MINIMUM REQUIREMENTS FOR OFF-STREET PARKING AREAS) AND SECTION 8-3090 (EXEMPTED USES AND SPECIAL OFF-STREET PARKING REQUIREMENTS FOR SPECIFIED ZONING DISTRICTS) TO REMOVE PROVISIONS FOR PARKING REDUCTIONS FOR LODGING ACCOMMODATIONS; ARTICLE K (MID-CITY (THOMAS SQUARE) DISTRICT ZONING ORDINANCE): SECTION 8-3200 (DEFINITIONS) TO ELIMINATE THE INN DEFINITION; SECTION 8-3216 (TRADITIONAL COMMERCIAL DISTRICTS (TC-)) TO CHANGE THE HOTEL, MOTEL USE TO HOTEL, SMALL (16-54 ROOMS); SECTION 8-3219 (COMMERCIAL USE STANDARDS) TO ESTABLISH CONDITIONS FOR HOTEL, SMALL (16-54 ROOMS); 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 Text to be repealed shown in red and strikethrough.

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

~~Apartment hotel. A building providing transient, temporary or permanent lodging, which is divided into living units consisting of single or multiple occupancy bedrooms, each of which is served by private bath or common bath facilities and each of which may or may not be served either by private or common kitchen facilities.~~

~~Hotel, motel or motel lodge. A lodging establishment consisting of one or more attached or detached buildings containing more than 15 bedrooms or suites to transient guests.~~

Hotel, large (55 or more rooms). A lodging establishment consisting of one or more attached or detached buildings containing 55 or more rooms or suites primarily rented to transient guests.

Hotel, small (16-54 rooms). A lodging establishment consisting of one or more attached or detached buildings containing between 16 and 54 rooms or suites primarily rented to transient guests.

Inn. A lodging establishment providing bedrooms and meals to **primarily** transient guests which contains not more than 15 bedrooms or suites.

Lodging accommodation. A temporary sleeping accommodation, with or without independent kitchenettes, offered to tourists, travelers or guests travelling from one place to another, stopping overnight or otherwise in need of a temporary place to stay. Permitted lodging uses shall include Bed and breakfast homestay, Bed and breakfast inn, Hostel, Hotel (small or large), Inn, and Short-term vacation rental. If a lodging operation or a proposed lodging use does not meet the definition of any the lodging uses listed above, it shall not be permitted.

II. Article B. (Zoning Districts), Sec. 8-3025(a) (Provisions regarding uses in C districts and R districts)

Index for Conservation (“C”) and Residential (“R”) Districts Use Schedule	
Use	Use No.
<u>Hotel, small Motel, Motor Lodge (16-54 rooms)</u>	11
<u>Hotel, large (54 rooms or more)</u>	11a

III. Article B. (Zoning Districts), Sec. 8-3025(a) (C&R Use Schedule)

List of Uses	C-A	C-M	C-R	R20	R10	R-6	R6A	R6B	R6C	R-4	RM	RIP	RIPA	RIPAI	RIPB	RIP-B1	RIPC	RIPD	IP	RMH	RMH-1	R-D
(11) <u>Hotel, small Motel (16-54 rooms);</u>	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	B

<i>List of Uses</i>	<i>C-A</i>	<i>C-M</i>	<i>C-R</i>	<i>R20</i>	<i>R10</i>	<i>R-6</i>	<i>R6A</i>	<i>R6B</i>	<i>R6C</i>	<i>R-4</i>	<i>RM</i>	<i>RIP</i>	<i>RIPA</i>	<i>RIPAI</i>	<i>RIPB</i>	<i>RIP-BI</i>	<i>RIPC</i>	<i>RIPD</i>	<i>IP</i>	<i>RMH</i>	<i>RMH-1</i>	<i>R-D</i>	
Motor Lodge																							
<p>a. Provided such uses located within the RIP-A and RIP-D zoning districts boundaries of the Savannah Historic District as defined in Sec. 8-3030(c) shall front on a street classified as provide primary pedestrian access facing an “arterial street” as classified in Sec. 8-3048; Providing, however, within the R-I-P district, complimentary meals and beverages (including alcoholic beverages) may be served to registered occupants of the facility and their guests but shall not be available or for sale to the general public;</p>																							
<p>b. Such uses may include accessory eating and drinking facilities and other necessary <u>similar</u> incidental uses; provided such uses are otherwise permitted in the district;</p>																							
<p>c. <u>Provided such uses located outside of the Savannah Historic District as defined in Sec. 8-3030(c) shall face onto a collector or greater street as classified in Sec. 8-3048.</u></p>																							
<p>Provided, further, that such use located within an R-I-P zoning district may provide only complimentary meals and beverages and only when such services are restricted to registered occupants of the facility and to their guests and not available or for sale to the general public.</p>																							

<i>List of Uses</i>	<i>C-A</i>	<i>C-M</i>	<i>C-R</i>	<i>R20</i>	<i>R10</i>	<i>R-6</i>	<i>R6A</i>	<i>R6B</i>	<i>R6C</i>	<i>R-4</i>	<i>RM</i>	<i>RIP</i>	<i>RIPA</i>	<i>RIPAI</i>	<i>RIPB</i>	<i>RIP-BI</i>	<i>RIPC</i>	<i>RIPD</i>	<i>IP</i>	<i>RMH</i>	<i>RMH-1</i>	<i>R-D</i>	
<u>(11a) Hotel, large (55 rooms or more)</u>	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	X	X	-	-	-	B
<p>a. <u>Provided such uses shall not be located within the boundaries of the Savannah Historic District as defined in Sec. 8-3030(c);</u></p>																							
<p>b. <u>Provided such uses located outside of the Savannah Historic District as defined in Sec. 8-3030(c) shall face onto an arterial street as classified in Sec. 8-3048;</u></p>																							
<p>c. <u>Such uses may include accessory eating and drinking facilities and other similar incidental uses; provided such uses are otherwise permitted in the district.</u></p>																							

IV. Article B. (Zoning Districts), Sec. 8-3025(b) (Index for B&I Use Schedule)

Use Index for Business and Industrial Use Schedule	
Use	Use No.
Bed and breakfast homestay	<u>9eb</u>
College dormitory	<u>7ab</u>
Inn	<u>9ba</u>
Hotel, <u>large (55 rooms or more)</u> or apartment hotel	7
<u>Hotel, small Motel (16-54 rooms)</u>	<u>7a</u>
Recreational Vehicle Park	<u>9a</u>
<u>Short-term vacation rental</u>	<u>9de</u>

V. Article B (Zoning Districts), Sec. 8-3025(b) (B&I Use Schedule)

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-B-C-1	O-I
(7) <u>Hotel, large (55 rooms or more)</u> or apartment hotel	X	-	X	-	-	X	X	X	-	-	X	X	-	X	-	X	X	-
a. <u>Provided such uses located within the boundaries of the Savannah Historic District as defined in Sec. 8-3030(c):</u>																		
i. <u>Shall only be permitted within the following Zoning Districts: B-B, B-C, BC-1 and B-G;</u>																		
ii. <u>Shall provide primary pedestrian access facing an arterial street as classified in Sec. 8-3048;</u>																		
b. <u>Provided such the uses located outside of the Savannah Historic District as defined in Sec. 8-3030(c) shall front face onto an arterial street as classified in Sec. 8-3048;</u>																		
c. <u>Such uses may include accessory eating and drinking facilities and other similar incidental uses; provided such uses are otherwise permitted in the district.</u>																		

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-B-C-1	O-I
(7a-9) <u>Hotel, small Motel (16-54 rooms)</u>	X	-	X	-	-	X	X	X	-	X	X	X	X	X	-	X	X*	-

<u>a. Provided such uses located within the boundaries of the Savannah Historic District as defined in Sec. 8-3030(c) shall provide primary pedestrian access facing an arterial street as classified in Sec. 8-3048;</u>
<u>b. Provided such uses located outside of the Savannah Historic District as defined in Sec. 8-3030(c) shall face onto a collector or greater street as classified in Sec. 8-3048;</u>
<u>c. Such uses may include accessory eating and drinking facilities and other similar incidental uses; provided such uses are otherwise permitted in the district.</u>
Including such ancillary uses as barber shops, beauty shops, restaurants with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature.
Provided that within the R-B-C-1 district, no pouring license or alcoholic beverage sales shall be allowed.

<i>List of Uses</i>	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-IL-T	R-B-C	R-BC-1	O-I
(7 ab) College dormitory	<i>No change to the permitted Zoning Districts or conditions is proposed.</i>																	
(9 a) Recreational vehicle park																		
(9 ba) Inn																		
(9 eb) Bed and breakfast homestay																		
(9 dc) Short-term vacation rental																		

VI. Article B (Zoning Districts), Sec. 8-3028(d) (Victorian District, Permitted Uses)

List of Uses	1-R	2-R	3-R	1-B	2-B	3-B
(8) <u>Hotel, small (16-54 rooms) Motel or hotel</u>	-	-	-	-	-	X
<u>a. Provided such uses shall provide primary pedestrian access facing an arterial street as classified in Sec. 8-3048;</u>						
<u>b. Such uses may include accessory eating and drinking facilities and other similar incidental uses; provided such uses are otherwise permitted in the district.</u>						

Including such ancillary uses as barbershops, beauty shops, restaurants, with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature

VII. Article K (Mid-City District), Sec. 8-3200 (Definitions)

(1) *In general.* The Defined Terms herein apply in addition to those found in Section 8-3002. Where this section specifies a defined term that includes the phrase, “any similar use”, such interpretation shall be made by the Zoning Administrator.

(2) *Defined Terms.*

~~*Inn.* An establishment providing bedrooms and meals to transient guests that contains not more than 15 bedrooms or suites.~~

VIII. Article K (Mid-City District), Sec. 8-3216 (Traditional Commercial Districts (TC-))

(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.

<u>TC- Districts</u>	<u>TC-1</u>	<u>TC-2</u>	<u>Standards</u>
Key: ✓ = Permitted * = Subject to Special Use Review			
<u>Hotel, small, motel (16-54 rooms)</u>		✓	<u>8-3219(18)</u>

IX. Article K (Mid-City District), Sec. 8-3219 (Commercial Use Standards)

The following use standards shall apply to all permitted and special uses, as set forth in the district regulations of Division 3.

1. **(18) Hotel, small (16-54 rooms).**
 - (a) Provided such uses shall provide primary pedestrian access facing an arterial street as classified in Sec. 8-3048;**
 - (b) Such uses may include accessory eating and drinking facilities and other similar incidental uses; provided such uses are otherwise permitted in the district.**

X. Article B (Zoning Districts), Sec. 8-3030 (Historic District)

(a) *Definitions.*

Large scale development. Development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel ~~and/or is greater than~~ four-stories **or greater** in ‘R’ zoning districts or is five-stories or greater in all other zoning districts. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

(n) *Design standards.* The following design standards shall apply to new construction, additions, and alterations to historic and non-historic buildings and structures. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

(5) Entrances. Building entrance locations shall comply with the following:

a. Location.

- i. A building on a trust lot facing a square shall locate its primary entrance to front the square.
- ii. A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as the other historic buildings on the same block.
- iii. A building on a tithing block shall locate its primary entrance to front the east-west street.
- iv. A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.
- v. North of Broughton Street a corner building located adjacent to a north-south service street shall have an entrance on the service street.
- vi. A building along an east-west connecting street fronting a square shall have entrances at intervals not to exceed 50 feet.

vii. If none of the provisions above apply, entrances shall be consistent with the historic development pattern for the proposed use of the property as determined by the City Preservation Officer.

(16) *Large Scale Development.* Large-Scale Development [see Definitions (a)] shall comply with the following standards. New construction on Factors Walk and monumental buildings shall be exempt from Large-Scale Development standards.

e. Height.

- i. Large-Scale Development shall be subject to the Height standards in Section (n)(2) and the provisions of Table 1. The base zoning district determines if the property is in an “R” zoning district (“R” zoning districts have the word

“residential” in the zoning district nomenclature) (See Section 8-3025, Development Standards). For the purposes of this subsection, R-B-C and RIP-C follow the standards for “R” zoning districts.

ii. Additional stories above the Historic District Height Map [Section (n)(2)] for non-historic Large-Scale Development.

1. **Only properties within the B-B, B-C, BC-1 and B-G Zoning Districts**

~~The following properties~~ are eligible for an additional story on the area of the building that is unaffected by Table 1. All Mechanical or Access structures shall be contained within the additional story.

~~(i) ‘R’ Zoning Districts: A maximum of one story above the Historic District Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street, and Trust Lots.~~

~~(ii) All other Zoning Districts: A maximum of one story above the Historic District Height Map may be permitted.~~

2. ~~One or more of~~ **The following criterion** criteria below must be met to qualify for an additional story:

~~(i) An historic street or lane, as identified on Figure 2, is restored and dedicated back to the City of Savannah as a public right-of-way;~~

~~(ii) Affordable Housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager;~~

~~(iii) Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances.~~

~~(iv) Exterior building walls incorporate 100 percent modular masonry materials [see (n) f. 2. Exterior Walls] on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades. and roofs incorporate sustainable technologies such as green roofs, rooftop gardens, and solar roofs (including solar shingles, roof tiles, or membranes) over a minimum of 50 percent of roof area and so certified by the City Manager.~~

XI. Article D (Off-street parking and service requirements), Sec. 8-3089 (Minimum space requirements for off-street parking areas)

List of Uses		Minimum Parking Space Requirements
(1)(e)(1)	Hotel; motel ; inn	<u>0.8+</u> spaces for each guest or sleeping room or suite plus additional spaces as required for other functions such as bar, restaurant, <u>and</u>

		<p><u>similar incidental uses.</u></p> <p>Where it can be demonstrated by the owner or operator that 15 percent or more of the overnight guests arrive by means other than a personal automobile, the guest parking space requirement may be reduced proportionately up to 25 percent.</p>
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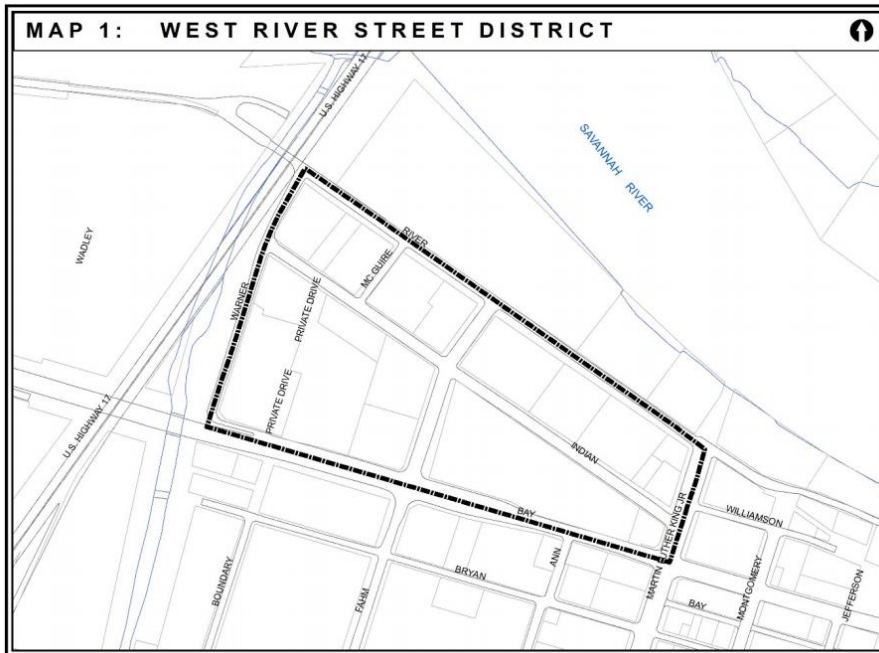
XII. Article D (Off-street parking and service requirements), Sec. 8-3090 (Exempted uses and special off-street parking requirements for specified zoning districts)

The following are exceptions from the off-street parking requirements of section 8-3089:

- (a) *RIP-A, RIP-A1, RIP-B and RIP-D districts.* Within the RIP-A, RIP-A1, RIP-B and RIP-D zoning districts, the following residential off-street parking requirements shall prevail:
 - (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.
- (b) *BC-1 district.* Within the BC-1 zoning district, all uses, **with exception of lodging accommodations**, are exempt from providing off-street parking.
- (c) *B-B district.* Within the historic district, all uses, **with exception of lodging accommodations**, within the B-B zoning district are exempt from providing off-street parking.
- (e) *West River Street Area.* The West River Street Area as seen in Map 1 (*attachment*) is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King Jr. Boulevard and Warner Street.



(1) Uses within the categories listed in Table 1 Permitted Parking Reduction, that are in the boundaries of the West River Street Area, shall be permitted to reduce the number of off- street parking spaces required in Article D (Sec. 8-3089 – Minimum space requirements for off-street parking).

Table 1. Permitted Parking Reduction

Use Categories	Permitted Reduction
Sec. 8-3025 (b) B&I Use Schedule	

Lodging Facilities [1]	50%
Retail Sales and Service	50%
Community Facilities	50%
Restaurants	50%
Incidental Uses	50%
Colleges & Universities	50%

~~[1] Provided however that this reduction shall apply to transient guests only and that a minimum of one half space per guest or sleeping room or suite be provided.~~

- (2) Any use that is not within the use categories listed in Table 1 shall meet the requirements set forth in (Sec. 8-3089 – Minimum space requirements for off-street parking).
- (3) Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property.

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.: 17-002806-ZA