



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: JUNE 27, 2017
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendment to the City of Savannah Zoning Ordinance

**Re: Amendment to Create a 4-R Zoning District within the
Victorian Planned Neighborhood Conservation District**

Delray Ventures, Petitioner

Harold Yellin (HunterMacLean), Agent

File No. 17-002739-ZA

MPC ACTION:

DENIAL of the petitioner's request
to establish a 4-R zoning district.

MPC STAFF RECOMMENDATION:

DENIAL of the petitioner's request
to establish a 4-R zoning district.

MEMBERS PRESENT: 9 + Chairman

Tanya Milton, Chairman
James Overton, Vice Chairman
Joseph Welch, Secretary
Ellis Cook
Joseph Ervin
Karen Jarrett
Lacy Manigault
Linder Suthers

Lee Smith
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (8-2)

APPROVAL Votes: 8	DENIAL Votes: 2	ABSENT
Milton Overton Cook Ervin Jarrett Manigault Suthers Woiwode	Welch Smith	Coleman Coles Hernandez Mackey

Respectfully submitted,



Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections

RM



Chatham County - Savannah Metropolitan Planning Commission

June 27, 2017 Regular MPC Meeting

Title

D6 - TEXT AMENDMENT: Request to Establish a Victorian Planned Neighborhood Conservation 4-R District and to Establish an Upper-Story Residential Use in the 1-R, 2-R, 3-R, 1-B, 2-B and 3-B Zoning Districts | Delray Ventures, Petitioner | Harold Yellin, Agent | File No. 17-0027-39-ZA

Description

The petitioner seeks to establish a new 4-R zoning district that would allow increased residential density, lot coverage and height. This petition also seeks to establish a new residential use, upper-story residential, in the 1-R, 2-R, 3-R, 1-B, 2-B and 3-B zoning districts within the Victorian District.

Recommendation

Denial of the proposed petition to create a Victorian Planned Neighborhood Conservation 4-R District.

Contact

Charlotte Moore, AICP (moorec@thempc.org)

Financial Impact

n/a

Review Comments

Attachments

- 🔗 [Staff Report-17-002739-ZA-June 27.pdf](#)
- 🔗 [2-Victorian Dist Zoning Map.pdf](#)
- 🔗 [3-Victorian District Contributing Bldgs Map.pdf](#)
- 🔗 [4-Table 1-Use Table.pdf](#)
- 🔗 [5-Table 2_4-R & 2-R District Dev Stds Comparison.pdf](#)
- 🔗 [6-Petitioner's Proposed Text.pdf](#)
- 🔗 [7-Victorian District Ordinance.pdf](#)



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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: City of Savannah Mayor and Aldermen

FROM: The Planning Commission

DATE: June 27, 2017

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to Create a 4-R Zoning District within the
Victorian Planned Neighborhood Conservation District
and to Establish an Upper-story Residential Use
Delray Ventures, Petitioner
Harold Yellin (HunterMacLean), Agent
File No. 17-002739-ZA

ISSUE:

A request to establish a new 4-R zoning district in the Victorian Planned Neighborhood Conservation District and to establish a new use, upper-story residential, in the 1-R, 2-R, 3-R, 1-B, 2-B and 3-B zoning districts.

BACKGROUND:

The petitioner seeks to develop a 119-unit apartment building on the block between Drayton Street, East Bolton Street, Abercorn Street and East Bolton Lane. The property is zoned 2-R. The 2-R zoning classification would not allow the desired development because the permitted residential density is too limited and certain development standards would be exceeded. None of the other five zoning districts within the Victorian District would permit this density either. Because of this, the petitioner seeks to create a new district called 4-R.

In its application, the petitioner provided the following reasons for the creation of a 4-R zoning district:

“The current development standards for the Victorian District do not allow for sufficient density and height to promote residential development. The proposed text amendment provides standards needed to address the growing need for housing in Savannah’s Historic and Victorian Districts, while preserving the character of the Victorian District, which the American Planning Association has summarized as a ‘compact, pedestrian-oriented, mixed-use development.’ The proposed 4-R District

will ensure the Victorian District remains pedestrian-oriented and mixed use in character, which allowing for an appropriate transition district between residential and commercial districts.”

The petitioner’s proposed 4-R district ordinance is attached. Key elements of the 4-R district are provided in the Findings section.

In addition to the creation of the 4-R district, a parcel is also proposed to be rezoned from its 2-R classification to the proposed 4-R classification (File No 17-002741-ZA).

FINDINGS:

1. The Victorian District became a National Register Historic District in 1974. It was not until 1981, however, that it became a local historic district when it was zoned to the Victorian Planned Neighborhood Conservation District which included six base zoning districts: 1-R, 2-R, 3-R, 1-B, 2-B and 3-B. These districts were not named, but their “R” and “B” designations indicate a more “Residential” or a more “Business” orientation with regards to uses. All districts are mixed-use, containing various residential and non-residential uses. A zoning map of the Victorian District is attached.

A local historic district designation provides an opportunity to review the design of new construction, rehabilitation and the demolition and relocation of structures to ensure compatibility with buildings that “contribute” historically to the district. A contributing building is one that has “integrity of location, design, setting, materials, workmanship, feeling, and association” and that meets at least one of the following criteria identified by the U.S. Department of the Interior.

- a. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Are associated with the lives of significant persons in our past; or
- c. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. Have yielded or may be likely to yield, information important in history or prehistory.

The attached Victorian District Historic Buildings Map shows are contributing buildings for the neighborhood in purple.

2. A base zoning district consists of three fundamental parts: a) a district intent or purpose statement; b) permitted uses (either by-right with or without conditions, or as a special use that requires Zoning Board of Appeals approval) and, c) development standards. The latter standards relate to density, minimum lot size and lot width, maximum building coverage, minimum yard setbacks and building height. To establish a 4-R district, the petitioner has proposed an intent

statement, permitted uses and development standards as follows:

- a. **Proposed District Intent:** “The 4-R district permits a range of dwelling units, depending on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.) plus various non-residential uses considered appropriate for the area. Such nonresidential uses are only permitted on the ground floor of upper-story non-residential developments.”
- b. **Proposed District Uses:** **Table 1** provides the petitioner’s proposed uses for the 4-R district and includes uses permitted in the existing six zoning districts within the Victorian District.

It appears that the 4-R district is intended to allow more non-residential uses than the 3-R district (including amusement centers, food stores, accessory alcohol sales). With Zoning Board of Appeals approval, certain uses (also referred to as special uses), are proposed to include: Accessory Beer and Wine Sales, Professional Offices with 2 or fewer stories, Restaurants; Bars and Nightclubs; Package Stores, and Bike/Moped shops. The intent statement for the district indicates that non-residential uses would be limited only to the ground level.

The petitioner also proposes an “upper-story residential” use, which would be new for the Victorian District. An upper-story residential use is defined as “One or more residential dwelling units above a ground floor nonresidential use.” The intent of this use is to encourage multi-family development within a predominantly commercial area while requiring the ground floor to be a non-residential use to encourage activity at the street level. The use is presently permitted only in the B-C (Community-Business) district within the Historic District to the north and requires 600 square feet of floor area. To encourage ground level non-residential uses, a recent text amendment—approved on first reading by the Mayor and Aldermen but not yet adopted as of June 27—recommends the elimination of density for this use (File No. 17-002255-ZA). Likewise, the petitioner seeks to eliminate density requirements for this dwelling type.

The petitioner proposes that the upper-story residential use be permitted in the 4-R by-right and that it be a special use within the other six Victorian District base zoning districts.

- c. **Proposed Development Standards:** **Table 2** provides a comparison of the proposed development standards. The petitioner’s marked-up version of existing and proposed 4-R development standards for residential and non-residential uses is attached to the agenda.

The proposed 4-R district would allow more density, lot coverage and height than all other districts within the Victorian District although it has been identified as a “transition” district.

POLICY ANALYSIS:

In general, the Victorian District zoning ordinance (Sec. 8-3028) is outdated and, in some areas, inconsistent with existing development patterns. However, the Commission does not agree that “sufficient density and height” are not allowed to encourage residential development or that the 4-R district would serve as a “transition” district.

The petitioner’s 4-R district amendment is written for the desired development of one parcel within the neighborhood. The creation of a new district requires careful consideration not only for the property for which it is proposed (addressed in the related rezoning petition, a separate report), but also for the potential unintended or undesirable consequences for the Victorian District neighborhood.

With regards to the intent statement, uses and development standards, concerns include:

- **Intent Statement:** The 4-R district intent statement provides no definitive purpose for this district, other than to allow for a variety of residential dwelling types and “various non-residential uses that are appropriate for the area.” This intent could be said for all six of the existing base districts with the Victorian District.
- **Proposed Uses:** With regards to non-residential uses, the 4-R district is intended to allow more non-residential uses than the 3-R district (including amusement centers, food stores, accessory alcohol sales). With special use approval, certain uses, are proposed to include: Accessory Beer and Wine Sales; Restaurants; Bars and Nightclubs; and Package Stores. These uses are not typical of a predominantly Residential district, and package sales have been a concern of the neighborhood in the past.

As for residential, each of the existing six zoning districts allows (by-right or with special use approval), a variety of dwelling types (one-family, two-family, multi-family and accessory dwelling units). A new residential type, upper-story residential, is also proposed.

The upper-story residential use is proposed to be permitted by-right in the 4-R district and as a special use in the six existing zoning districts. The upper-story residential use was created specifically for the Historic Landmark District to the north. It is intended to encourage residential development in a predominantly commercial area—the Community-Business or B-C zoning district, to be specific—which is located on the west side of Landmark District. The ground-floor must have a non-residential use or uses while the upper floors are residential. The trade-off for this type of dwelling is that density would not be required.

The appropriateness of this use in all of the Victorian neighborhood should be considered, particularly when there is no maximum density or minimum dwelling unit size proposed. While the Victorian District may benefit from additional residential density, it would be unwise to not consider all of the implications, including the potential loss of a density bonus as a zoning tool to attract workforce and affordable residential development.

- **Development Standards:** Likewise, from a development standards perspective, the 4-R is not a transition district. **Table 2** shows a comparison of the 2-R and 4-R district development standards. Comparing the standards for these districts and the other five

existing base districts, the 4-R district would allow more density for multi-family, lot coverage and height.

The differences between the other districts does not suggest that the 4-R district is a transitional district. There is no limitation on the number of units that could be developed, not even a minimum requirement for the size of the dwelling unit.

The 4-R district is also proposed to have 22-30 feet more height than all other districts, including the “B” or business-oriented districts (it’s proposed to be 70 feet). Lot coverage is also 30-40% more than permitted in all other zoning districts (it is proposed to be 100%). The height and lot coverage would apply to any use, not just upper-story residential.

The proposed updated zoning ordinance for the City of Savannah, referred to as NewZO, does recommend upper-story residential for the district identified for the property (Traditional Neighborhood-1). This housing type would not have any density requirements, but it does require building coverage, setbacks and height that are keeping with existing Victorian District standards.

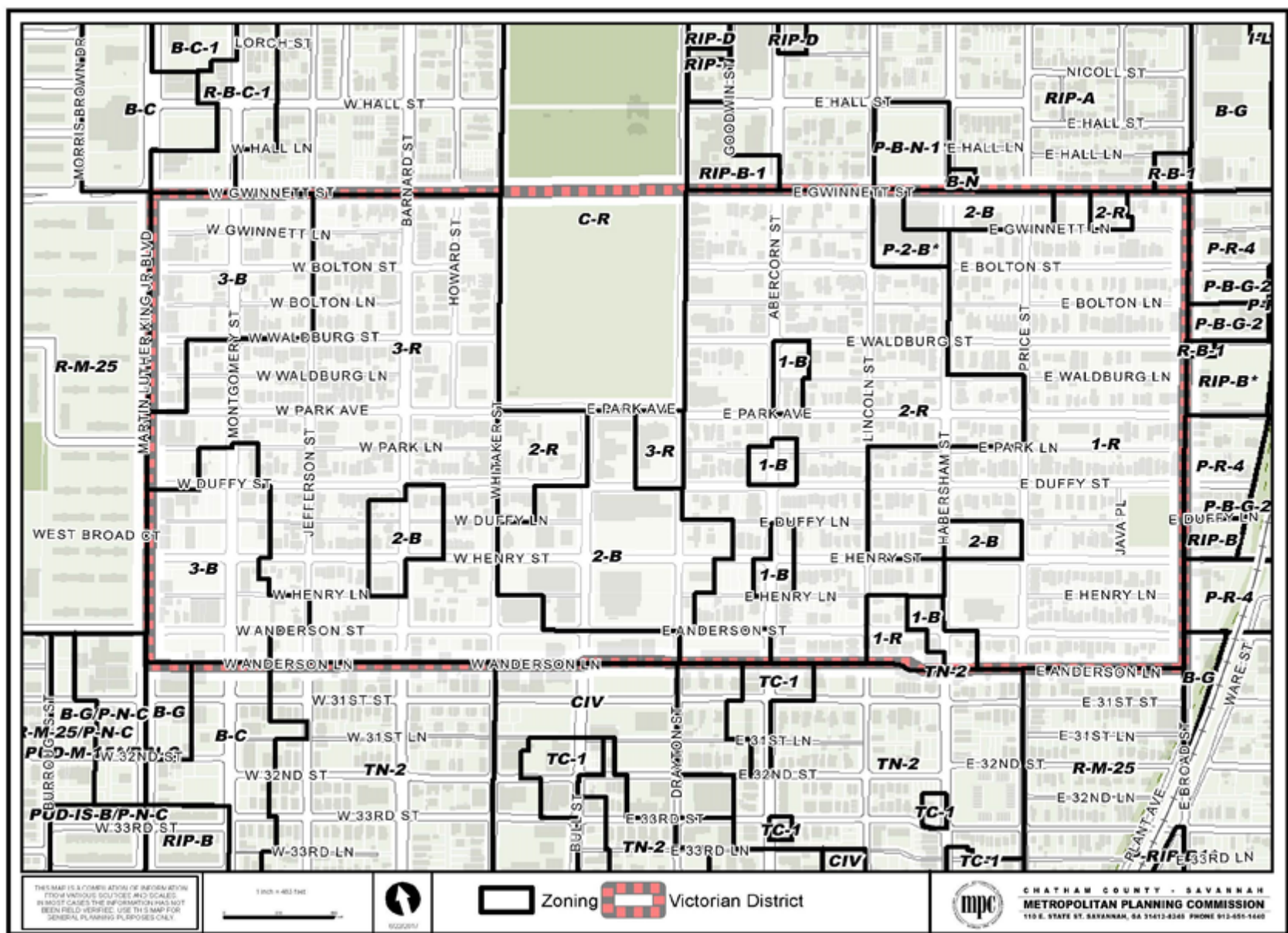
While establishing a new zoning district may be the most expeditious method of pursuing the proposed development, doing so without a clear vision and a more comprehensive approach for future development and zoning for the entirety of the Victorian District is not recommended. And, as a local historic district, care is also necessary to ensure that new or revised development standards are not created to the detriment of the historic integrity of the district and the quality of life of its existing residents.

ALTERNATIVES:

1. Recommend approval of the 4-R as provided.
2. Recommend approval of an amended 4-R.
3. Recommend denial of the 4-R district.

RECOMMENDATION:

DENIAL of the petitioner’s request to establish a 4-R zoning district.



VICTORIAN HISTORIC DISTRICT Historic Buildings Map



A larger version of this map and the supplement (list of numbered buildings)
 can be obtained from the Chatham County-Savannah Metropolitan Planning Commission.

Table 1: Petitioner's Proposed 4-R District and Other Proposed Changes to Existing Districts
(All changes highlighted in yellow)

List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
<u>Residential Types</u>							
(1) One-family dwelling:							
a. Detached	X	X	B	B	B	B	B
b. Semidetached or end row	X	X	X	X	B	B	B
c. Attached or row	X	X	X	X	B	B	B
(2) Two-family dwelling:							
a. Detached	X	X	X	X	B	B	B
b. Semidetached or end row	X	X	X	X	B	B	B
c. Attached or row	X	X	X	X	B	B	B
(3) Multifamily dwelling:							
a. Detached	X	X	X	X	B	B	B
b. Semidetached or end row	X	X	X	X	B	B	B
c. Attached or row	X	X	X	X	B	B	B
(4) Multifamily dwelling, four-story or more	B	B	B	X	B	B	B
(5) Garage apartment or carriage house	X	X	X	X	B	B	B
(5a) Upper-story Residential	B	B	B	X	B	B	B
<u>Lodging Facilities</u>							
(6) Inns (not to exceed 15 bedrooms) In the 1-R district, the following condition shall apply: a. The rental of individual bedrooms within a dwelling unit shall be restricted to an owner-occupied one-family detached dwelling which may include use of a garage apartment dwelling if located on the same lot. No more than five (5) bedrooms shall be rented.	B	B	B	B	B	X	X
(7) Rooming house and boarding	-	B	X	X	X	X	X
(8) Motel or hotel 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	-	-	-	-	-	-	X
(8a) Short-term vacation rental a. 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. b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a	B	B	B	-	X	X	X

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List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
short-term vacation rental.							
<u>Religious Facilities</u>							
(9) Church or other place of worship	B	B	B	B	B	X	X
(10) Convent or monastery	X	X	X	X	X	X	X
(11) Religious meetings for periods not to exceed 30 days	-	-	-	-	-	-	X
(12) Eleemosynary or philanthropic institutions	B	B	B	B	B	X	X
<u>Community Facilities</u>							
(13) Public uses Including, but not restricted to fire and police stations, parks and recreation facilities	X	X	X	X	X	X	X
(14) Public utility	B	B	B	B	X	X	X
(15) Cultural facilities Art galleries, museums, legitimate theaters, library and other facilities of a similar nature	B	B	X	X	X	X	X
(16) Club or lodge	-	-	B	B	X	X	X
(17) Assembly halls	-	-	B	B	B	X	X
(18) Day nurseries, kindergartens, Childcare centers	B	B	B	B	X	X	B
a. Provided, that 100 square feet of outdoor play space is provided each child							
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any day nursery or kindergarten located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such other streets.							

Table 1: Petitioner's Proposed 4-R District and Other Proposed Changes to Existing Districts
(All changes highlighted in yellow)

List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
Provided that approval for any day nursery or kindergarten established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A day nursery or kindergarten can be located on a school or church property provided that such property contains a minimum of 12 children. A day nursery or kindergarten can be located on a school or church property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or church shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence, it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.							
c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.							
d. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in Section 8-3089 "Minimum Space Requirements for Off-Street Parking Areas.							
e. When an abutting use in residential, a visual buffer shall be provided so as to shield all parking areas, play areas and outdoor activity areas from abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.							
f. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a principal use sign of up to 12 square feet in area when it is located on the side of the property facing the nonresidential use or property. Exterior drawings, graphics, or pictorials are prohibited.							
g. Unless operated in conjunction with a school or religious institution, such use shall, within any "1-R, 2-R, or 3-R" district, be considered an accessory use. The primary use of							

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(All changes highlighted in yellow)

List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
the structure utilized shall be for a residence and said residence shall be occupied.							
(19) Shelter for the abused or mistreated Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home. Provided further that the following provisions shall apply: a. Provided that such use is located on a collector street or greater. b. Provided that such use shall be limited to no more than twenty (20) beds. c. One off-street parking space per employee shall be provided. d. There shall be at least 150 square feet of space in the building for each occupant.	B	B	B		-	-	-
(20) Amusement or recreational activities carried on wholly within a building. Indoor theater, billiard parlor, dancehall and activities of a similar nature. Such uses shall front on a major or secondary arterial, as shown on the street classification map of the city.	-	-	-		-	X	X
(21) School, public or private (K-12)	X	X	X		X	X	X
<u>Retail Sales and Service</u>							
(22) Food stores and drugstores Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature, provided such activities when located in a 1-B or 4-R district shall be limited to a maximum floor area of 2,500 square feet	-	-	-	X	X	X	X
(22a) Confectionery, provided when located in 3-R district shall be limited to a maximum floor area of 1,200 square feet of retail space.	-	-	X	X	X	X	X
(22b) Confectionery provided that there shall be: a. No sale of alcoholic beverages b. No game machines on the premises c. Limited to a maximum floor area of 1,200 square feet of retail space d. Located on a corner lot e. Established in a building originally designed for mixed use development.	-	X	-	X	-	-	-
(23) Sales of beer and wine by the package when incidental to other principal retail uses [Amended 12/8/16 (File No. 16-005206-ZA)]	-	-	-	B	B	X	X

Table 1: Petitioner's Proposed 4-R District and Other Proposed Changes to Existing Districts
(All changes highlighted in yellow)

List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
(24) Reserved							
(25) Personal service shops Barbershop, beauty shop, health club massage parlor "as an incidental use," shoe repair, dry cleaning and laundry pickup station, laundromats, watch repair and services of a similar nature.	B	B	B	B	X	X	X
(25a) Pet grooming Provided that: 1. The use shall be located only on arterial or collector roadways as identified by section 8-3025(g), street classification map. 2. No overnight boarding of animals shall be allowed. 3. No more than three animals shall be within the business at any given time.	-	-	B	B	-	-	-
(26) Clothing stores and dry goods. Shoe store, men's shops, women's shops, variety stores, and stores of a similar nature	-	-	-	X	X	X	X
(27) Home furnishing, appliance store, hardware store, art supplies, appliance repair (as an incidental use), sporting goods, furniture store and stores of a similar nature	-	-	-	X	X	X	X
(28) Antique shop, furniture refinishing and refurbishing. Provided all business, display, and work are conducted wholly within the confines of the building	-	-	-	B	X	X	X
(29) Antique shops without refinishing or refurbishing activities on the premises	B	B	B	B	X	X	X
(30) Specialty shops Gift shops, florist, hobby shops, camera shops, bookstores, and stores of a similar nature.	B	B	B	X	X	X	X
(31) Banks and offices, 3 stories or less.	-	B	B	B	X	X	X
(31a) Professional office, two stories or less. Provided that such use does not exceed 2,000 square feet of leasable area and is located within a residential structure with off-street parking located off a rear lane. A client entrance/exit shall be located adjacent to the parking lot to encourage use of such parking lot. One non-illuminated sign is allowed, provided it is visually compatible with the historic character of the Victorian P-N-C District and is approved by the visual compatibility officer.	B	B	-	B	-	-	-
(32) Department stores	-	-	-	-	-	X	X

Table 1: Petitioner's Proposed 4-R District and Other Proposed Changes to Existing Districts (All changes highlighted in yellow)							
List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
(33) Reserved							
Unclassified Retail Sales and Service							
(34) Photography studio	B	B	B	X	X	X	X
(35) Funeral homes	-	-	B	B	B	B	X
(36) Ambulance service or rescue squad	-	-	-	-	B	X	X
(37) Radio, telephone, microwave, television transmission or receiving tower a. A transmission tower shall be permitted only on a lot which fronts a street classified as an arterial, and is across the street from a business or industrial zoning district. Mountings on the tower shall be limited to no more than two four-foot parabola antennas, and a two-way communications antenna. Such tower shall be self-supporting with a maximum three-foot-wide base. The height of such tower shall be the minimum necessary to clear neighboring obstructions, but shall not exceed a height of 100 feet. Provided that where no dwelling exists within 200 feet of the site, a tower height of up to 150 feet and a base of up to 20 feet width and no more than two ten-foot parabola antennas shall be allowed. Unless otherwise required by the FAA, a galvanized finish or silver paint finish shall be applied to the tower, and no lighting shall be erected on the tower b. A maximum of two accessory satellite dishes may be permitted; provided that the MPC may approve an additional dish upon a finding that such addition is necessary for the reasonable functioning of the primary use and will not adversely impact the surrounding area c. The maximum height for a satellite dish shall not exceed the height of the maximum elevation of the roofline of the principal building on the lot except where no dwelling unit is within 200 feet of the site d. All dishes and towers shall be located in the rear yard unless otherwise approved by the MPC. The base of such facilities shall be surrounded with an architecturally designed fence with landscaping.	-	-	-	-	-	X	X
(38) Telegraph or messenger service	-	-	-	-	-	X	X
(39) Taxi stand	-	-	-	-	-	X	X
(40) Freezer locker service, ice storage	-	-	-	-	-	-	X
(41) Commercial schools, and laboratories, serving professional requirements, medical, dental, optical, and similar uses	-	B	B	B	X	X	X

Table 1: Petitioner's Proposed 4-R District and Other Proposed Changes to Existing Districts (All changes highlighted in yellow)							
List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
<p>(42) Secondary use (professional office)</p> <p>a. The necessary function of a professional office shall not occupy over 33 percent of the floor area within the residential structure in which such office is houses</p> <p>b. Secondary use (professional offices) shall meet the residential development standards of the zoning district in which such office is to be established</p>	X	X	X	X	X	X	X
<p>(42a) Satellite dish</p> <p>Provided such use shall only be permitted as an accessory use, subject to the following restrictions:</p> <p>a. Only ground-mounted satellite dishes shall be permitted unless it is demonstrated by the owner that a ground-mounted dish is not functional. All dishes shall be located within a rear yard</p> <p>b. The maximum height for ground-mounted satellite dishes shall not exceed the height of the maximum elevation of the roofline of the principal building on the lot</p> <p>c. The maximum diameter for a satellite dish shall be 16 feet, except as provided in subsection h below</p> <p>d. Where it is demonstrated that a roof-mounted dish is required for reception purposes, tower structures or masts shall not be used as bases. Roof-mounted satellite dishes shall be of open mesh construction (except for bidirectional transmit and receive dishes where required by the FCC) and shall be placed in a position atop the roof to minimize visibility to pedestrian or vehicular travelers from a street. Such placement shall always be to the rear of hip or gable roofs.</p> <p>e. No more than one satellite dish shall be permitted per lot unless otherwise approved by the planning commission.</p> <p>f. No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer's small identification plate.</p> <p>g. Open mesh satellite dishes shall be painted or finished in a dark neutral color. Solid satellite dishes shall be painted or finished in a light or dark neutral color.</p> <p>h. Within 1-R, 2-R, and 3-R zoning districts and for any lot upon which is located a one- to four-family dwelling structure, the following additional restrictions shall apply:</p>	X	X	X	X	X	X	X

Table 1: Petitioner's Proposed 4-R District and Other Proposed Changes to Existing Districts (All changes highlighted in yellow)							
List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
1. The maximum diameter satellite dish shall be 12 feet 2. A solid satellite dish shall be permitted only where such dish is screened from view from ground level from adjoining residential properties and from any street. Such screening may consist of a fence or wall, hedge, natural vegetation, or building or structures on the lot. 3. The satellite dish shall not be visible from an elevation below eight feet above the street grade within a public street right-of-way.							
(43) Restaurant, sit-down or cafeteria Provided, that where alcoholic beverages are sold, such beverages shall only be sold as part of a meal	-	-	-	B	B	X	X
(43a) Fast-food or drive-thru restaurants Provided, that no alcoholic beverage sales shall be permitted	-	-	-	-	B	X	X
(44) Cocktail lounges, night-clubs, taverns and package stores.	-	-	-	B	B	X	X
Automotive and Boat Sales and Service							
(45) Fuel station a. Gasoline pumps and other service facilities shall be set back not less than 12 feet behind a required front yard setback	-	-	-	-	-	B	X
(45a) Vehicle service, minor a. Such use, not to include washing and detailing, shall be conducted only within an enclosed building; however, bay doors are permitted and may be open only during hours of operation.	-	-	-	-	-	B	X

Table 1: Petitioner's Proposed 4-R District and Other Proposed Changes to Existing Districts
(All changes highlighted in yellow)

List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
(46) Vehicle service, major a. Such use shall be no closer than 150 feet from any residential structure as measured from the property line of such use. b. Such use shall not be established along a block-face which contains an existing dwelling unit. c. Such use, not to include washing and detailing, shall be conducted only within an enclosed building. Bay doors are permitted, except as follows, and may be open only during hours of operation. Bay doors shall not be permitted along a façade that is adjacent to residential property or any R district unless such property or district is located across a street right-of-way, not including lanes.	-	-	-	-	-	-	X
(47) Automobile, truck or boat, and nonresidential trailer sales or rental a. Such use shall not be established on a lot which is either adjacent to or directly across the street from an R-district b. All services, storage or similar activities shall be conducted entirely indoors and entirely on the lot on which such facilities are located. No outdoor storage, parking of dismantled vehicles, maintenance or service to vehicles shall be permitted.	-	-	-	-	-	X	X
(48) Motorcycle, motor scooter, moped and bicycle sales and services a. Such service facilities shall not be established on a lot which is either adjacent to or directly across the street from a R district when said street has a right-of-way of less than 75 feet. b. All service, storage or similar activities connected with service facilities shall be conducted entirely indoors and on the lot on which such facilities are located, and no outside storage or dismantled vehicles shall be permitted.	-	-	-	-	-	-	X
(49) Bicycle and moped sales, rental and service	-	-	-	X	X	X	X
(50) Automobile upholstery shop a. Such use shall not be established on a lot which is either adjacent to or directly across the street from any R district unless such use is conducted entirely within an enclosed building	-	-	-	-	-	-	X

Table 1: Petitioner's Proposed 4-R District and Other Proposed Changes to Existing Districts (All changes highlighted in yellow)							
List of Uses	Existing Districts			Proposed	Existing Districts		
	1-R	2-R	3-R	4-R	1-B	2-B	3-B
(51) Retail automobile parts and tire store Provided: a. There shall be no dismantling of vehicles on the premises to obtain or sell parts b. The only auto part installation that shall be permitted in connection with such use shall be the installing of tires or minor accessory parts and minor maintenance c. Major auto repair shall not be permitted in connection such use. Minor auto repair and maintenance may be permitted provided such repair and maintenance shall be incidental to the normal upkeep of an automobile d. All services, storage, or similar activities shall be conducted entirely indoors	-	-	-	-	-	X	X
(52) Automobile parking lot or parking garage a. A lot or garage with seven or more spaces or with gasoline pumps shall require Board of Appeals approval	X*	X*	X*	X*	X*	X*	X*
(53) Printing or letter shop Provided that such use shall be designed to operate in such a manner that noise and odor will not carry beyond the walls occupied by such use	-	B	B	X	X	X	X
<u>Signs</u>							
(54) Principal use sign	X	X	X	X	X	X	X
(55) Reserved							
(56) Incidental use sign	X	X	X	X	X	X	X
<u>Incidental Uses</u>							
(57) Home occupation	X	X	X	X	X	X	X
(58) Accessory uses Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period	X	X	X	X	X	X	X
(59) Neighborhood garden plots (horticulture)	X	X	X	X	X	X	X
(60) Agriculture personal Agricultural activities intended for personal use, such as gardening, beekeeping, the keeping of chickens, and uses of a similar nature. Personal agriculture activities involving animals are subject to additional restrictions in the City of Savannah Animal Control ordinance.	X	X	X	X	X	X	X

Table 2: Comparison of Development Standards for Existing 2-R District and Proposed 4-R District			
	Existing 2-R	Proposed 4-R	Differences
Density			
Lot Area (min)	<p>One-family Attached: 2100 sf/DU Detached: 3000 sf/DU</p> <p>Two-family Attached: 1050 sf/DU Detached: 1500 sf/DU</p> <p>Multi-family Efficiency: 870 sf/DU 1-bedroom 970 sf/DU 2-bedroom 1090 sf/DU 3-bedroom 1450 sf/DU</p>	<p>One-family Attached: 2100 sf/DU Detached: 3000 sf/DU</p> <p>Two-family Attached: 1050 sf/DU Detached: 1500 sf/DU</p> <p>Multi-family Efficiency: 450 sf/DU 1-bedroom: 600 sf/DU 2-bedroom: 900 sf/DU 3-bedroom: 1100 sf/DU</p> <p>Upper-Story No requirement</p>	<p>One-family and two-family development standards remain the same.</p> <p>Multi-family standards are reduced for efficiencies and units with bedrooms (and is less than the Business districts). Upper-story residential, a proposed use, would not have any minimum lot area requirements for all zoning districts including 4-R.</p>
Lot Width (min)	<p>One-family Attached: 20 ft Detached: 30 ft</p> <p>Two-family Attached: 20 ft Detached: 30 ft</p> <p>Multi-family All types: 20 ft</p>	<p>One-family Attached: 20 ft Detached: 30 ft</p> <p>Two-family Attached: 20 ft Detached: 30 ft</p> <p>Multi-family All types: 20 ft</p> <p>Upper-story: No requirement</p> <p>Non-residential: No requirement</p>	<p>Lot width remains the same.</p> <p>Upper-story residential is not proposed to have a minimum lot size, presumably because the ground floor is intended for only non-residential uses.</p>
Lot Area Coverage (max)	<p>All Residential Uses: 60%</p> <p>All Non-residential Uses (1-R, 2-R and 3-R districts): 60%</p> <p>All Non-residential Uses (2-B-3-B districts): 70%</p>	<p>All Residential and Non-residential Uses: 100%</p>	<p>A 30-40% increase is proposed in relation to all existing districts.</p>
Setbacks Front: Rear: Side:	<p>Front Yard: "...the average of the setback for adjoining developed properties. Where the adjoining properties are not developed, the setback shall be the average setback for all development properties located in the block face. For corner lots with</p>	<p>For all uses, the setbacks remain the same. For upper-story residential, a setback is not proposed.</p>	

Table 2: Comparison of Development Standards for Existing 2-R District and Proposed 4-R District			
	Existing 2-R	Proposed 4-R	Differences
	<p>structures facing a north-south street, the minimum front yard shall be zero feet.</p> <p>Rear Yard: A minimum rear yard setback of 35 feet shall be maintained. The rear 20 feet of such area shall be utilized toward meeting the off-street parking requirements for the intended use.</p> <p>(The MPC may adjust the above required setbacks so as to equal the established setbacks for the majority of the structures within the same blockface.)</p>		
Height:	<p>The maximum building height is the average dwelling structure height for a given block face in which a structure is proposed to be located or constructed, provided, that the maximum building height shall not exceed 40 feet. The MPC may adjust these figures by as much as 20 percent where in their opinion the variance is in keeping with the character of the Victorian P-N-C District.</p>	<p>The maximum building height for upper-story residential is proposed to be 6 floors above grade, not to exceed 70 feet.</p>	<p>The proposed height is 12-20 feet higher than the existing permitted height. This is proposed to apply only to the 4-R district.</p> <p>It does not appear that the average dwelling height for a block face is proposed to apply.</p>

Type of Dwelling Unit	Lot Area Per Unit by Dwelling Type and District (sq. ft.)					Minimum Lot Width (feet)	Minimum Front Yard and Rear Yard Setback	Minimum Side Yard	Maximum Building Height	Maximum Lot Area Building Coverage (percent)
	1-R	2-R	3-R	4-R	1-B 2-B 3-B					
A. One-family dwelling:										
1. Attached; semidetached	2,100	2,100	2,100*	2,100	2,100	20	<p><i>Front yard:</i> The front yard setback shall be the average of the setback for the adjoining developed properties. Where the adjoining properties are not developed the setback shall be the average setback for all developed properties located in the block face. For corner lots with structures facing a north-south street, the minimum front yard shall be zero feet.</p> <p><i>Rear yard:</i> A minimum rear yard set-back of 35 feet shall be maintained. The rear 20 feet of such area shall be utilized toward meeting the off-street parking requirements for the intended use.</p> <p>(The MPC may adjust the above required setbacks so as to equal the established setbacks for the majority of the structures within the same block-face.) Provided that: (1) No</p> <p>structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland, and (2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or cave.</p>	0*	<p>The maximum building height The average structure given block</p> <p>ace</p> <p>n</p> <p>which a structure is proposed to be located or constructed, where in their opinion the keeping</p> <p>wi</p> <p>Victorian P-N-District.</p>	60
2. Detached	3,000	3,000	3,000*	3,000	3,000	30				
B. Two-family dwelling:										
1. Attached; semidetached	1,050	1,050	1,050*	1,050	1,050	20	<p>(The MPC may adjust the above required setbacks so as to equal the established setbacks for the majority of the structures within the same block-face.) Provided that: (1) No</p> <p>structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland, and (2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or cave.</p>	0*	<p>The maximum building height for upper-story residential shall be 6 floors above grade, not to exceed 70 feet.</p>	60
2. Detached	1,500	1,500	1,500*	1,500	1,500	30				
C. Multifamily dwelling (three units or more)										
1. Efficiency	1,015	870	725*	450*	1,015	20	<p>structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland, and (2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or cave.</p>	5	<p>The maximum building height for upper-story residential shall be 6 floors above grade, not to exceed 70 feet.</p>	<p>The maximum Lot Area Building Coverage (percent) for 4-R shall be 100</p>
2. One-bedroom unit	1,210	970	790*	600*	1,210	20				
3. Two-bedroom	1,360	1,090	970*	900*	1,360	20				
4. Three- or more bedroom	1,745	1,450	1,245*	1,100*	1,745	20				
5. Upper-Story Residential										

In the 4-R

The maximum Lot Area Building Coverage (percent) for 4-R shall be 100

*

The unattached side of a structure shall have a minimum size yard setback of 5 feet.

In calculating the maximum density allowed, a mix of dwelling types is allowable provided the minimum gross square footage of all floors for lot area for the aggregate number of units is not exceeded. For example, a minimum lot area - a square footage of 5,570 square feet, for all floors, would be required for a multifamily dwelling housing consisting of two 2-bedroom units, 2 one-bedroom units, and one 3-bedroom unit in the 2-R district $(2 \times 1,090) + (2 \times 970) + (1 \times 1,450) = 5,570$.

For a proposed subdivision of development existing as of June 23, 1981, these minimum are reduced to 600 square feet of lot area per unit, provided no additional dwelling units are created.

- (2) **Development standards for non-dwelling uses.** Unless otherwise provided in this chapter, a non-dwelling use when permitted in a district shall comply with the development standards established by this schedule for the district in which located.

<i>District</i>	<i>Setback from Street Right-of-Way for Front Yard Purposes</i>	<i>Minimum Side Yard (feet)</i>	<i>Minimum Rear Yard (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Maximum Building Coverage (percent)</i>
1-R	<p>The front yard setback shall be the average of the setback for adjoining developed properties. Where the adjoining properties are not developed, the front yard setback shall be the average setback for developed properties in the face for which a structure is proposed to be located.</p> <p>For corner lots with structures facing a north-south street, the minimum front yard setback shall be zero feet.</p> <p>(The MPC may adjust the above required setbacks so as to equal the established setbacks for the majority of the structures within the same block face.)</p>	5	35	40	60
2-R		5	35	40	60
3-R		5	35	40	60
4-R		0	0	70	100
1-B		0*	0**	40	60
2-B		0*	0**	40	70
3-B		0*	0**	40	70

* Where abutting property is in a R district, 10 feet is required.

** No rear yard shall be required, except where adjoining yard is in a R district, then the rear yard shall be 20 feet and screened with a minimum of a solid six-foot brick fence or brick post and lapboard fence or other screening as may be approved by the metropolitan planning commission.

*** Provided that: (1) No structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland, and (2) a building eave or roof overhang may extend up to 24 inches into a required side or rear yard setback; provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five feet from any other building or eave.