



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:

Delray Ventures, Petitioner

John S. Reese, Owner

Harold B. Yellin (HunterMacLean), Agent

906 Drayton Street / 905 Abercorn Street

PINs: 2-0044-20-012 (906 Drayton) / 2-0044-20-001 (905 Abercorn)

Lot Size: 0.816 acres (35,545 sf)

Aldermanic District: 2 (Durrence)

County Commission District: 2 (Holmes)

File No. 17-002741-ZA

MPC ACTION:

DENIAL of the requested rezoning from a 2-R zoning classification to a 4-R zoning classification.

MPC STAFF RECOMMENDATION:

DENIAL of the requested rezoning from a 2-R zoning classification to a 4-R zoning classification.

MEMBERS PRESENT: 9 + Chairman

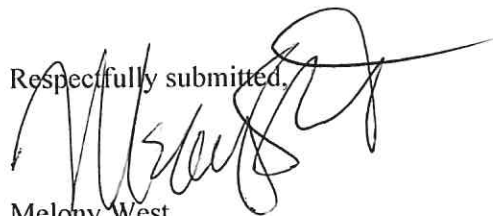
Tanya Milton, Chairman
James Overton, Vice Chairman
Joseph Welch, Secretary
Ellis Cook
Joseph Ervin
Karen Jarrett
Lacy Manigault
Linder Suthers

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





Chatham County - Savannah Metropolitan Planning Commission

June 27, 2017 Regular MPC Meeting

Title

D7 - MAP AMENDMENT: Request to rezone property at 906 Drayton Street and 905 Abercorn Street from a Victorian Neighborhood Conservation 2-R District to a Proposed Victorian Neighborhood Conservation 4-R District | Delray Ventures, Petitioner | Harold B. Yellin, Agent | File No. 17-002741-ZA

Description

A request to rezone a 0.816 acre parcel located between Drayton Street, East Bolton Street, Abercorn Street and East Bolton Lane from a Victorian Planned Neighborhood Conservation District 2-R zoning district to a proposed 4-R zoning district. The petitioner is also petitioning for the creation of the 4-R district on the June 27 Planning Commission meeting (File No. 17-002739-ZA).

Recommendation

Denial of the petitioner's request to rezone to a proposed Victorian Neighborhood Conservation 4-R District.

Contact

Charlotte Moore, AICP (moorec@thempc.org)

Financial Impact

n/a

Review Comments

Attachments

- 📎 [1-Maps.pdf](#)
- 📎 [2-Photos.pdf](#)
- 📎 [Staff Report-17-002741-ZA-June 27.pdf](#)



TO: City of Savannah Mayor and Aldermen

FROM: The Planning Commission

DATE: June 27, 2017

SUBJECT: Delray Ventures, Petitioner
John S. Reese, Owner
Harold B. Yellin (HunterMacLean), Agent
906 Drayton Street / 905 Abercorn Street
PINs: 2-0044-20-012 (906 Drayton) / 2-0044-20-001 (905 Abercorn)
Lot Size: 0.816 acres (35,545 sf)
Aldermanic District: 2 (Durrence)
County Commission District: 2 (Holmes)
File No. 17-002741-ZA

ISSUE: A request to rezone 906 Drayton Street and 905 Abercorn Street from a 2-R zoning district to a 4-R zoning district.

BACKGROUND:

The subject property is the block between Drayton Street, East Bolton Street, Abercorn Street and East Bolton Lane. It consists of two parcels and has a total of 0.816 acres (approximately 35,545 square feet). The larger parcel is adjacent to Drayton Street and contains a two-story office building and a surface parking lot. The office building previously housed the Red Cross for a number of years. The smaller property is adjacent to Abercorn Street and contains a business called "Escape Savannah."

The property is located within the Victorian District. In 1974, the Victorian District became a National Register Historic District. In 1981 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. The districts were not named. All districts are mixed-use but permit uses that are either more predominantly residential ("R") or business ("B").

The petitioner seeks to develop a 130-unit apartment complex. However, the 2-R zoning classification would not allow the desired development because the permitted residential density and certain development standards would be exceeded. None of the other five zoning districts within the Victorian District would permit this development either. Because of this, the petitioner seeks to create a new 4-R district. A petition for a text amendment to create this new district, is also on the agenda (File No. 17-002739-ZA). If the 4-R district is not adopted, the petition to

rezone the subject property is moot.

FACTS AND FINDINGS:

1. **Public Notice:** The petition was initially scheduled for the June 6 Planning Commission meeting. A notice of the meeting was sent to all property owners within 300 feet of the subject property and to the Victorian District neighborhood association on May 19, 2017. The meeting was subsequently rescheduled to June 27 to allow for a neighborhood meeting that was held on May 30. The petitioner and the agent for the petitioner were in attendance.
2. **Existing Development Pattern:** The property is within an area that was developed prior to the adoption of a zoning ordinance by the City of Savannah in 1960. The lack of a zoning ordinance likely explains why there is variation among the surrounding development, including uses.

The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Bolton Street / Residential	2-R
East	Abercorn Street / Office	2-R
South	Bolton Lane / Residential / Masonic Lodge	2-R
West	Drayton Street / Forsyth Park	C-R [1]

[1] = Conservation-Recreational

Residential is the predominant use in the blocks surrounding the property. On the north side of Bolton Street, there are five residential buildings that have been designated as “contributing” to the Victorian District. On the south side of Bolton Lane, there are eight contributing buildings, six of which are residential. The remaining two are an inn and a Masonic lodge that was previously a church.

A contributing building is one that has historic significance as specified in the Victorian District ordinance. These buildings have specific design standards; any rehabilitation visible from the public right-of-way, for example, must comply with those standards to ensure that its historic integrity will be maintained. Infill development is also reviewed using design standards. The homes constructed in 2015 at the corner of Bolton Street and Abercorn Street, for instance, are representative of compatible infill development.

3. **Transportation Network:** The property abuts Drayton Street, Bolton Street, Abercorn Street and Bolton Lane. Drayton Street is a two-lane one-way secondary arterial street. On-street parking is not available on Drayton Street. Bolton Street is a two-lane residential street with on-street parking on both sides of the street. Abercorn Street has two lanes, north and south bound, with on-street parking.
4. **Public Services and Facilities:** The property is served by the Metropolitan Police Department, City fire protection and by City water and sewer services. The property is also served by East Broad Elementary School, East Broad Middle School, and Savannah High School.
5. **Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM), adopted in 2006, designates the subject property as Traditional Commercial. This designation is defined as “Business areas [that are] in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.”
6. **Existing 2-R Zoning District:**
 - a. **Intent of the 2-R District:** The intent of the 2-R district is to allow “a density range of between 30 and 50 dwelling units per gross acre of residential land, based on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.), plus a limited number of nonresidential uses considered appropriate for the district.
 - b. **Allowed Uses:** The 2-R district is a predominantly residential district and allows all housing types (single-family, two-family, multi-family and accessory residential) by-right. It does include a residential use referred to as multi-family dwelling, four story or more (Use 4). However, the height limitation of the district (and the entire Victorian District) is 40 feet. If approved by the Planning Commission, a building can be as tall as 48 feet.

Non-residential uses are limited. By-right uses include public facilities, schools, small confectionaries and “secondary” offices that are limited to no more than 33% of the floor area of a home. Other uses are permitted with Zoning Board of Appeals approval, including but not limited to day nurseries, service shops, specialty shops and professional offices.

A complete list of uses allowed within the 2-R district appears in attached **Table 1**.
 - c. **Development Standards:** The development standards for the 2-R district appear in attached **Table 2**. The existing standards for lot width, height, and setbacks appear to be consistent with existing development patterns. However, the density *may* be somewhat low for the neighborhood because of lot area requirements per

dwelling unit and the 60% building coverage. For example, for multi-family in the 2-R district, an efficiency unit requires 870 square feet of lot area; a 1-bedroom unit requires 970 square feet; a 2-bedroom requires 1,090 square feet; and, three or more bedrooms requires 1,450 square feet. A building consisting of only 1-bedroom units would be capped at 22 units. Because the Victorian District ordinance was adopted in 1981, this may have been intentional to encourage more single family and two-family residential development.

7. Proposed 4-R Zoning District:

a. ***Proposed Intent of the 4-R District:*** The petitioner’s proposed intent for the 4-R district is “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 Allowed Uses:***

With regards to non-residential uses, the 4-R district is intended to allow more non-residential uses (including amusement centers and food stores). With special use approval, certain uses, are proposed to include: Accessory Beer and Wine Sales; Restaurants; Bars and Nightclubs; and Package Stores.

As for residential, a variety of dwelling types is proposed: one-family, two-family, multi-family and accessory dwelling units. A new residential type, upper-story residential, is also proposed.

A complete list of proposed uses for the 4-R district appears in attached **Table 1**.

c. ***Proposed Development Standards:*** The development standards for the 4-R district appear attached **Table 2**.

8. Differences between the Existing 2-R and Proposed 4-R Zoning Districts:

a. ***District Intent:*** The 2-R district addresses density (30-50 dwelling units) and indicates that a limited number of residential uses are permitted. The 4-R district stresses “a range” of dwelling units and that certain non-residential uses are permitted that would be considered “appropriate for the area.” Neither intent statement is particularly informative, therefore a review of permitted uses and development standards is necessary to better understand the purpose of the district.

b. ***Allowed Uses:*** The 4-R district is similar to the 2-R district except that it makes single-family detached and upper-story residential (proposed for the 2-R district) special uses requiring Zoning Board of Appeals approval. A multi-family

dwelling of four or more stories would be by-right in the 4-R district and a special use in the 2-R district (and all other existing zoning districts within the Victorian District).

Non-residential uses proposed by-right but not permitted in the 2-R district include: Indoor Amusement/Recreational Activities; Food and Drug Stores; Confectionaries (without conditions); Clothing, Dry Goods, Home Furnishings, Appliances, Hardware Stores; Bicycle/Moped Sales, Rentals and Service

Non-residential uses proposed as special uses but not permitted in the 2-R district include: Clubs/Lodges; Assembly Halls; Accessory Beer and Wine Package Sales when Incidental to a Principal Retail Sales Use; Pet Grooming; Antique Shops; Funeral Homes; Restaurants with Alcohol Sales; Cocktail Lounges, Nightclubs, Taverns and Package Stores; and Printing Shops.

The 4-R district is not proposed to include short-term vacation rentals; all other districts within the Victorian District permit vacation rentals by-right or as a special use.

c. ***Development Standards:***

Table 2 shows a comparison of the 2-R and 4-R district development standards. Comparing the standards for these districts, the 4-R district would allow more density for multi-family, lot coverage and height. There is not even a minimum requirement for the size of a dwelling unit.

The 4-R district is proposed to have a maximum height of 70 feet (compared to 40-48 feet for 2-R); a maximum lot coverage of 100% (compared to 60% for 2-R); and there is no minimum dwelling unit size in addition to no density requirement. The height and lot coverage would apply to any use, not just upper-story residential.

ADDITIONAL REVIEW CRITERIA:

The following criteria are to be considered for zoning map amendments as required by Zoning Ordinance Sec. 8-3183:

- a. ***Will the proposed zoning district permit uses that would create traffic volumes, noise levels, odor, airborne particulate matter, visual blight, reduced light or increase density of development that would adversely impact the livability or quality of life in the surrounding neighborhood.***

If the property is rezoned to 4-R and the number of units proposed are developed, items such as density, traffic, noise and reduced natural light are likely to occur and may potentially impact the quality of life of existing residents.

- b. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning.*

The 2-R district is a predominantly residential district with limited non-residential uses. Most of the development surrounding the subject property is residential. Therefore, some of the uses proposed, such as nightclubs and restaurants, have the potential to create impacts to nearby residents.

- c. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway.*

Potentially, Bolton Street is a residential street that could see more traffic depending how the property is developed and the density at which it is developed. It is heavily used by existing residents for on-street parking because some of the properties to the north of Bolton have no off-street parking. Those using Forsyth Park, especially during events, also use the street for parking. Drayton Street has no on-street parking.

- d. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties.*

The 4-R district proposes more intense uses and a greater density than the 2-R district. Whether this affects capacity is unknown. However, it can be anticipated that Bolton Street could be affected depending on the use and how it is designed.

- e. *Will the proposed zoning district permit uses or scales or development that would require a greater level of public services such as drainage facilities, utilities or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create a financial burden to the public.*

It may be possible that improvements to utilities (water, sewer and drainage) could be required of the petitioner to construct the desired development. However, a greater level of public service improvements that would create a financial burden does not seem likely because the area is already developed.

- f. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood.*

Some of the development standards proposed in the 4-R district are incompatible with surrounding properties. Building height, building lot coverage and an unlimited number of dwelling units are inconsistent. As land uses become more intense and residential development denser, existing residents may find that the quality of life they have known is negatively affected.

POLICY ANALYSIS:

Because the 4-R district text amendment proposed is not recommended for approval, the rezoning to this district is also not recommended for approval. Should the district be adopted, this rezoning is also not recommended.

The 4-R district is proposed to allow the development of a specific project. The creation of any zoning district should be done to implement an established vision that goes beyond one property within a neighborhood. While increased residential development is supported, it must be approached in a manner that ensures that the physically and historically distinct characteristics of the Victorian District are not jeopardized. Some of the uses and development standards of the 4-R district suggest that this is possible; therefore, the 4-R district would not be compatible for this location.

ALTERNATIVES:

1. Recommend approval of the 4-R zoning classification.
2. Recommend approval of an alternative classification or additional study of the 4-R district.
3. Recommend denial of the petitioner's request.

RECOMMENDATION: DENIAL of the requested rezoning from a 2-R zoning classification to a 4-R zoning classification.

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	B	B	-	X	X	X
b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a 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. Provided that approval for any day nursery or kindergarten established							

<p>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.</p>							
<p>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.</p>							
<p>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.</p>							
<p>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.</p>							
<p>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.</p>							
<p>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 the structure utilized shall be for a residence and said residence shall be occupied.</p>							

(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 <i>[Amended 12/8/16 (File No. 16-005206-ZA)]</i>	-	-	-	B	B	X	X
(24) Reserved							
(25) Personal service shops Barbershop, beauty shop, health club massage	B	B	B	B	X	X	X

parlor “as an incidental use,” shoe repair, dry cleaning and laundry pickup station, laundromats, watch repair and services of a similar nature.							
(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
(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
(42) Secondary use (professional office) 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 b. Secondary use (professional offices) shall	X	X	X	X	X	X	X

meet the residential development standards of the zoning district in which such office is to be established							
(42a) Satellite dish Provided such use shall only be permitted as an accessory use, subject to the following restrictions: 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 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 c. The maximum diameter for a satellite dish shall be 16 feet, except as provided in subsection h below 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. e. No more than one satellite dish shall be permitted per lot unless otherwise approved by the planning commission. f. No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer's small identification plate. 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. 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: 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							
	X	X	X	X	X	X	X

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
(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

<p>(47) Automobile, truck or boat, and nonresidential trailer sales or rental</p> <p>a. Such use shall not be established on a lot which is either adjacent to or directly across the street from an R-district</p> <p>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.</p>	-	-	-	-	-	X	X
<p>(48) Motorcycle, motor scooter, moped and bicycle sales and services</p> <p>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.</p> <p>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.</p>	-	-	-	-	-	-	X
<p>(49) Bicycle and moped sales, rental and service</p>	-	-	-	X	X	X	X
<p>(50) Automobile upholstery shop</p> <p>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</p>	-	-	-	-	-	-	X
<p>(51) Retail automobile parts and tire store Provided:</p> <p>a. There shall be no dismantling of vehicles on the premises to obtain or sell parts</p> <p>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</p> <p>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</p> <p>d. All services, storage, or similar activities shall be conducted entirely indoors</p>	-	-	-	-	-	X	X
<p>(52) Automobile parking lot or parking garage</p> <p>a. A lot or garage with seven or more spaces or with gasoline pumps shall require Board</p>	X*	X*	X*	X*	X*	X*	X*

of Appeals approval							
(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
Signs							
(54) Principal use sign	X	X	X	X	X	X	X
(55) Reserved							
(56) Incidental use sign	X	X	X	X	X	X	X
Incidental Uses							
(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. 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</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>shall be the average setback for all development 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>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>	<p>Note: Setbacks are measured from the property line.</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. It does not appear that the average dwelling height for a block face is proposed to apply.</p>