

AN ORDINANCE
TO BE ENACTED

AN ORDINANCE TO AMEND ARTICLE 5.0 BASE ZONING DISTRICTS, ARTICLE 8.0 USE STANDARDS, 9.0 GENERAL SITE STANDARDS, AND ARTICLE 13.0 ABBREVIATIONS AND DEFINITIONS, OF CHAPTER 3, ZONING, OF PART 8, PLANNING AND REGULATION OF DEVELOPMENT, OF THE CODE OF THE CITY OF SAVANNAH, GEORGIA, TO AMEND CERTAIN PROVISIONS TO PERMIT DIFFERENT HOUSING TYPES IN MULTIPLE ZONING DISTRICTS; TO PROVIDE FOR EFFECTIVE DATES; TO REPEAL ALL ORDINANCE 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 the lawful authority thereof;

SECTION 1: That Part 8, Planning and Regulation of Development, Article 5.0 Base Zoning Districts, Section 5.4 Principal Use Table, Section 5.10 Residential Multi-family Districts, Section 5.15 Office and Institutional Districts, and Section 5.16 Business Districts, are hereby amended as set forth below, with additions shown in red, bold, and underlined and deletions shown in blue, bold, and strikethrough.

ARTICLE 5.0 BASE ZONING DISTRICTS

5.4 Principal Use Table

PRINCIPAL USES	C	C-M	C-P	A-1	S-F	R	R	R	T	T	T	R	R	R	R	TN-2	TN-2	TN-3	T	T	D	D	D	D	D	D	O	O	O	B	B	B	B	I	I	I	Use Standards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Sec. 5.10 Residential Multi-family Districts

5.10.10 Additional Requirements Applicable to Residential Multi-family Districts

a. All RMF- Districts

- i. Principal use dwellings shall be a minimum of 450 square feet.
- ~~ii. With the exception of the RMF-1 district where the density does not exceed 10 dwelling units per acre, direct access to a paved roadway classified as a collector roadway or higher shall be provided.~~
- ~~ii.~~ ~~iii.~~ For each multi-family residential development with at least 25 units, a bus shelter shall be provided on a street adjacent to the development where there are existing or planned bus routes, upon approval of the Chatham Area Transit Authority. This requirement can be waived if a bus ~~stop~~ shelter exists within 600 feet of the main entrance of the multi-family development. Such distance may be increased to one-quarter (0.25) mile where a continuous sidewalk is available from the main entrance to the bus ~~stop~~ shelter.
- ~~iii.~~ ~~iv.~~ A continuous pedestrian circulation system shall be provided throughout the entire development. The system shall link all units to all developed or planned recreational open space, parking, planned or existing bus shelters, and to existing public sidewalks or public rights-of-way that are located adjacent to the development.

Sec. 5.15 Office and Institutional Districts

5.15.1 District Descriptions

The Office and Institutional (“OI”) districts are established to provide areas for offices and other low intensity commercial uses. Certain residential uses may be allowed in some districts. The OI districts are listed below.

a. Office and Institutional-Transition (OI-T)

The Office and Institutional-Transition (“OI-T”) district is established to facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are generally located in areas experiencing changing development patterns, increased transportation activity, or evolving land use conditions, creating the need for a transitional area that supports compatibility between surrounding residential neighborhoods and nearby nonresidential development. ~~where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.~~

b. Office and Institutional (OI)

The Office and Institutional (“OI”) district is established to allow office uses, compatible residential uses, and ~~as well as~~ a limited number of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to Nonresidential districts and may serve as a compatible ~~be used as a~~ transition between mixed-use, office, and lower density residential uses ~~such areas and Residential districts.~~

5.15.5 Development Standards for Permitted Residential Uses

Residential uses in any OI district shall meet the development standards as set forth below.

5.15.5 Development Standards for Permitted Residential Uses			
Standards	OI-T	OI	OI-E
Lot Dimensions (min)			
<u>Single-family Detached</u>			
Lot area per unit (sq ft)	5,000	--	1,740 <u>--</u>
Lot width (ft)	50	--	--
<u>Townhouse/Stacked Townhouse</u>			
<u>Site area per unit (sq ft)</u>	<u>2,400</u>	<u>2,100</u>	<u>1,750</u>
<u>Lot width per unit (ft)</u>	<u>18</u>	<u>18</u>	<u>18</u>
<u>Three- & Four-family/Apartments</u>			
<u>Lot area per unit (sq ft)</u>	<u>2,000</u>	<u>1,750</u>	<u>1,500</u>
<u>Lot width (ft)</u>	<u>60</u>	<u>60</u>	<u>50</u>
<u>Upper Story Residential</u>			
<u>Lot area per unit (sq ft)</u>	<u>1,250</u>	<u>1,050</u>	<u>900</u>
<u>Lot width (ft)</u>	<u>50</u>	<u>50</u>	<u>30</u>
Building (max)			
Building Coverage	40% <u>50%</u>	<u>60%</u>	75%
Height (ft)	36 <u>40</u>	40 <u>45</u> [1]	60 [1]
Building Setback (min ft) ⁽²⁾			
Front yard	20 <u>15</u>	15	15
Side (street) yard	15 <u>10</u>	10	10
Side (interior) yard	5	10	10
Rear yard	20	20	20
From access easement	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)			
From collector or arterial street rights-of-way	15	15	15

5.15.5 Development Standards for Permitted Residential Uses			
Standards	OI-T	OI	OI-E
From local street rights-of-way	10	10	10
Abutting lane, property line or access easement	5	5	5
(--)= Not applicable			
[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such district. The height may increase one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height. This provision does not apply when there is an adjacent non-residential <u>use</u> in the Residential zoning district. <u>[2] Front and rear setbacks for townhouses may be measured from a site boundary, vehicular access easement, or right-of-way boundary instead of the boundary of the lot containing the unit. A use buffer or street yard buffer may be placed in a front or rear setback where it overlaps with a common area lot. No side setback is required for interior lot lines of adjoining townhouses.</u>			

5.15.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any OI district shall meet the development standards as set forth below.

5.15.6 Development Standards for Permitted Nonresidential Uses			
Standards [2]	OI-T	OI	OI-E
Lot Dimensions (min)			
Lot area per unit for Upper Story	-	-	-
Residential use (sq ft)	--	2,170	1,740
Lot area for all other uses	--	--	--
Lot width (ft)	--	--	--
Building (max)			
Building Coverage	50%	80%	80%
Height (ft)	36	40	75 [1]
Ground floor area (sq ft)	3,000	--	--
Building Setback (min ft)			
Front yard	20	15	15
Side (street) yard	15	15	15
Side (interior) yard	5	10	10
Rear yard	20	--	--
Rear Yard (adjacent to street/lane)	20	15	15
From access easement	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)			
From collector or arterial street rights-of-way	15	15	15

5.15.6 Development Standards for Permitted Nonresidential Uses			
Standards <u>[2]</u>	OI-T	OI	OI-E
From local street rights-of-way	10	10	10
From lane, property line or access easement	5	5	5
(--) = Not permitted or not applicable [1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height. <u>[2] Where Upper Story Residential is included in a building, the residential standards shall apply.</u>			

Sec. 5.16 Business Districts

5.16.1 District Descriptions

The Business (“B-”) districts are established to allow nonresidential uses and ~~limited~~ residential uses. The intensity of uses allowed is indicated by the suffix following the district name, with the B-L being the most limited district and B-C the most intense. The B- districts are listed below.

a. Limited Business (B-L)

The B-L district is established to accommodate a variety of residential uses and a limited range of small-scale, neighborhood-oriented commercial and nonresidential uses together within the same district. This district is intended to be used in conjunction with nearby or adjacent Residential districts to create sustainable mixed-use neighborhoods with convenient access to neighborhood-serving commercial uses.

b. Neighborhood Business (B-N)

The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and residential uses ~~upper-story residences~~. This district is intended to provide for limited commercial opportunities in a walkable environment while supporting compatibility with ~~and to reduce or prevent impacts on~~ adjacent or nearby residential uses. Uses in this district are intended to be located primarily on collector or arterial streets within convenient traveling distance from neighborhoods which they will serve.

c. Community Business (B-C)

The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and residential uses ~~upper-story residences~~. Uses in this district are intended to be located primarily on collector or arterial streets.

5.16.5 Development Standards for Permitted Residential Uses

Residential uses in any B- district shall meet the development standards as set forth below.

5.16.5 Development Standards for Permitted Residential Uses			
Standards	B-L	<u>B-N</u>	<u>B-C</u>
Lot Dimensions (min)			
Single-family Detached			

5.16.5 Development Standards for Permitted Residential Uses			
Standards	B-L	<u>B-N</u>	<u>B-C</u>
Lot area (sq ft)	<u>5,000</u>	<u>--</u>	<u>--</u>
Lot width (ft)	<u>50</u>	<u>--</u>	<u>--</u>
Single-family Attached & Two-family			
Lot area per unit (sq ft)	<u>3,000</u>	<u>--</u>	<u>--</u>
Lot width per unit (ft)	30	<u>--</u>	<u>--</u>
Three- & Four-Family, Townhomes and Apartments			
Lot area per unit (sq ft)	2,170	<u>2,170</u>	<u>--</u>
Lot width (ft)	20	<u>30</u>	<u>--</u>
<u>Townhomes/Stacked Townhomes</u>			
<u>Site area per unit (sq ft)</u>	<u>2,100</u>	<u>1,750</u>	<u>1,500</u>
<u>Lot width per unit (ft)</u>	<u>18</u>	<u>18</u>	<u>18</u>
<u>Apartments</u>			
<u>Lot area per unit (sq ft)</u>	<u>1,750</u>	<u>1,500</u>	<u>1,250</u>
<u>Lot width (ft)</u>	<u>60</u>	<u>60</u>	<u>50</u>
<u>Upper Story Residential</u>			
<u>Lot area per unit (sq ft)</u>	<u>1,050</u>	<u>900</u>	<u>750</u>
<u>Lot width (ft)</u>	<u>50</u>	<u>50</u>	<u>30</u>
Building (max)			
Building Coverage	80% <u>60%</u>	<u>70%</u>	<u>70%</u>
Height (ft)	36 <u>40</u>	<u>45</u>	<u>60</u>
Building Setback (min ft) ^[1]			
Front yard	15	<u>15</u>	<u>15</u>
Side (street) yard	15	<u>15</u>	<u>15</u>
Side (interior) yard	5	<u>5</u>	<u>5</u>
Rear yard	10	<u>10</u>	<u>10</u>
Rear Yard (adjacent to street/lane)	10	<u>10</u>	<u>10</u>
From access easement	5	<u>5</u>	<u>5</u>
Building separation	See Fire Code	<u>See Fire Code</u>	<u>See Fire Code</u>
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)			
From collector and arterial street rights-of-way	15	<u>15</u>	<u>15</u>
From local street rights-of-way	10	<u>10</u>	<u>10</u>
Abutting lane or access easement	5	<u>5</u>	<u>5</u>
<u>[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for</u>			

5.16.5 Development Standards for Permitted Residential Uses			
Standards	B-L	<u>B-N</u>	<u>B-C</u>
<u>every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36-foot height limit cannot exceed 51 feet in height.</u> <u>[2] Front and rear setbacks for townhouses may be measured from a site boundary, vehicular access easement, or right-of-way boundary instead of the boundary of the lot containing the unit. A use buffer or street yard buffer may be placed in a front or rear setback where it overlaps with a common area lot. No side setback is required for interior lot lines of adjoining townhouses.</u>			

5.16.6 Development Standards for Permitted Nonresidential Uses				
Standards	B-L	B-N	B-C	B-M
Lot Dimensions (min)				
Lot width (ft)	--	--	--	--
Lot area per unit for Upper Story	--	--	--	--
Residential use (sq ft)	2,170 --	1,815 --	1,815 --	--
Lot area (sq ft)	--	--	--	--
Building (max)				
Building Coverage	--	--	--	--
Height (ft)	36	40	75 [1]	36
Ground floor area (sq ft)	10,000	50,000	--	--
Building Setback (min ft)				
Front yard	15	15	15	15
Side (street) yard	15	15	15	15
Side (interior) yard	--	--	--	--
Rear yard	--	--	--	--
Rear Yard (adjacent to street/lane)	15	15	15	15
From access easement	5	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See <u>Sec. 8.7</u>	See <u>Sec. 8.7</u>	See <u>Sec. 8.7</u>	See <u>Sec. 8.7</u>
Parking Area Setback (min ft)				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
Abutting lane or access easement	5	5	5	5
[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36-foot height limit cannot exceed 51 feet in height.				

SECTION 2: That Part 8, Planning and Regulation of Development, Article 8.0 Use Standards, Section 8.1 Residential Use Standards for Limited and Special Uses and Section 8.7 Accessory Structures and Uses, are hereby amended as set forth below, with additions shown in red, bold, and underlined and deletions shown in blue, bold, and strikethrough.

ARTICLE 8.0 USE STANDARDS

Sec. 8.1 Residential Use Standards for Limited and Special Uses

8.1.9 Townhouses, Stacked Townhouses, and Apartments

- a. Buildings containing dwelling units shall be setback no less than 100 feet from the following as measured from nearest point of the building to the property line of the applicable use listed below:
 - i. An Interstate/Limited Access Street as defined in Appendix A-1;
 - ii. A railroad right-of-way or spur; or
 - iii. A Class 6 use as defined in Sec. 9.5.4.e Use Buffers.
- b. If any of the facilities or uses listed in subsection a. are introduced after a residential development is established, the residential use shall not be considered nonconforming.
- c. The minimum front and side street setbacks may be reduced to 10 feet when surface parking is located on the interior side or rear of the building.
- d. Maximum building height may be increased by 15 feet when one of the items below is provided in the subject building. This bonus may only be applied once per building. Footnote 1 in Tables 5.15.6 and 5.16.5 shall apply to any height increase allowed by this standard.
 - i. Nonresidential principal uses that have exterior pedestrian entrances occupy at least 50% of the finished floor area of the ground floor;
 - ii. Affordable housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager.
- e. Vehicle parking requirements for residential units may be reduced by 5% per 1,000 square feet of nonresidential principal uses in a mixed-use building containing at least 10 dwelling units.
- f. Facades facing a public street shall incorporate at least two of the following:
 - i. An exterior material shall not cover more than 16 continuous horizontal feet of façade before changing to a different material;
 - ii. Facades shall have horizontal articulation not less than 12 inches in depth for every 16 feet of horizontal length;
 - iii. A dormer or functional balcony or stoop shall be provided for every 32 feet of façade length;
 - iv. No less than 15% of the area of the façade shall be masonry or a similar-quality material. No more than 10% of the façade, including roof gables, shall be EIFS, vinyl, or composite;

- v. Ground floor facades shall contain no less than 25% transparency; or
- vi. The first 20 feet of the building extending horizontally from the street facing façade shall be constructed with either a roof with pitch not less than 4/12 or a parapet wall with a cornice or similar architectural detail.

Sec. 8.7 Accessory Structures and Uses

8.7.3 Accessory Structures

c. Setbacks

- i. An accessory building or structure shall ~~be located within~~ have a minimum rear setback of five (5) feet ~~of the rear property line~~ or meet the same rear setback requirement as the principal structure, whichever is less. An accessory building or structure shall meet the same side-yard setback requirement as the principal structure or five (5) feet, whichever is less.
- ii. Docks shall be exempt from any setback requirement.
- iii. Any building that is used to house vehicles or watercraft, and that is accessed from a lane, shall be located at least five (5) feet from such right-of-way. The City Manager or his or her designee may reduce the setback to three (3) feet.
- iv. Where Residential property is located adjacent to a river or marsh, accessory buildings and structures may be permitted in the front yard if all of the following requirements can be met:
 - 1. The accessory building or structure is set back a minimum of 50 feet from any vehicular right-of-way and is at least 10 feet from adjoining property lines;
 - 2. The footprint of the accessory building or structure does not exceed 1,200 square feet or 40% of the footprint of the principal building, whichever is less; and
 - 3. The accessory building or structure is constructed of the same or compatible material and color as the principal building, as approved by the City Manager or his or her designee.

SECTION 3: That Part 8, Planning and Regulation of Development, Article 9.0 General Site Standards, Section 9.3 Off-Street Parking and Loading and Section 9.5 Screening and Buffers, are hereby amended as set forth below, with additions shown in red, bold, and underlined and deletions shown in blue, bold, and strikethrough.

ARTICLE 9.0 GENERAL SITE STANDARDS

Sec. 9.3 Off-Street Parking and Loading

9.3.4 Off-Street Parking Requirements

a. Calculation

i. Measurements

1. The area of the use shall be measured in gross square feet, unless otherwise specified.
2. In hospitals, bassinets shall not count as beds.
3. See Sec. 4.1.13 to determine how to calculate the number of seats for uses that do not use chairs or stools.
4. The number of employees shall be computed based on the work shift with the greatest number of employees.

ii. **Fractional Measurements**

When units or measurements determining number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half (0.5) shall require a full off-street parking space. However, when the units or measurements determining the reduction of the number of off-street parking spaces results in a fractional space, the fractional space shall not be counted.

iii. **Minimum Space Requirements for Uses Not Identified**

Where the need for parking of a particular use is uncertain due to unknown/unusual operating characteristics or where the use is not specifically identified in Sec. 9.3.4(d), the City Manager or his or her designee shall determine the parking requirement. The applicable uses are identified in Sec. 9.3.4(d). In making such a determination, the City Manager or his or her designee shall be guided by the number of persons to be employed in such building or by such use; the number of persons expected to reside in, visit or patronize such building or use; the anticipated percentage of residents, visitors or patrons driving vehicles; the need for safe and convenient loading space for visitors or patrons and goods, and/or applicant submitted parking data. Such data may include, but is not limited to, site studies from similar uses, generally accepted engineering standards (e.g., Institute of Transportation Engineers trip and parking operation rates), or independent engineering calculations based on the nature of the proposed use.

iv. **Credit for Legally Nonconforming Parking Areas (Grandfathered Spaces)**

This provision shall not apply if the building space is increased by 40% or more.

In determining the off-street parking requirement for a use which is located (or will be located) within an existing building, the required amount of parking is determined by first calculating the number of spaces which would be required if the use were to be located within a new building under this Ordinance. Then, credit is given against that requirement for any number of spaces which would have been required under this Ordinance for the prior uses in the existing building, but which were not provided because such building was occupied prior to the passage of the ordinance applied when the development occurred which required parking spaces.

v. Transit and Multimodal Pedestrian and Bicycle Network Access

1. **Where a use is within 1,320 feet (1/4 mile) of a public transit stop or City of Savannah multimodal pedestrian and bicycle network and is connected by an accessible pedestrian route, the required off-street parking for Residential uses**

- may be reduced by 25 percent, as approved by the City Manager or his or her designee.
2. The reduction may be applied in combination with other parking reductions and credits and shall be applied to the total parking requirement prior to the calculation of additional reductions or credits.
 3. Reductions in parking requirements allowed by this section which result in a reduction of a fraction of a space shall round up to the next whole space when the fraction is 0.5 or greater.

Sec. 9.5 Screening and Buffers

Sec. 9.5.4 Buffers

a. Use Buffers

1. Class 2

- a. Three-Four Family, Townhomes; attached residential ~~under 5 units per building~~ with 25 or fewer total units on site;
- b. Children's home;
- c. Personal care home, group;
- d. Rooming house;
- e. Residential Amenity Area, Clubhouse (accessory to a residential use);
- f. Bed & Breakfast, Inn; Short-term Vacation Rental Unit; and
- g. Vacant land within the following zoning districts: RMHP, RMF-1, D-R, D-N.

2. Class 3

- a. Attached residential ~~5 units or more per building~~ and apartments with greater than 25 total units on site;
- b. Group Living Uses (unless specifically listed in another Land Use Class);
- c. Campground, Recreational Vehicle Park;
- d. Agricultural Uses (Agriculture, general shall not be required to buffer against Agriculture, restricted); See Sec. 8.2.2 for Surface Mine/Borrow Pit buffer standards;
- e. All Civic Uses (unless specifically listed in another Land Use Class);
- f. Riding academy; equestrian center; horse stable, commercial;
- g. Uses as permitted (meeting the conditions of) in the OI-T zoning district;
- h. Class 1(a) Composting Facility; and
- i. Vacant land within the following zoning districts: RMF-2, RMF-3, A-1, OI-T, TN-, TC-, D-C, D-CBD, D-W, D-X.

SECTION 4: That Part 8, Planning and Regulation of Development, Article 11.0 Nonconformities, Section 11.5 Nonconforming Lots of Record, is hereby amended as set forth below, with additions shown in red, bold, and underlined and deletions shown in blue, bold, and strikethrough.

ARTICLE 11.0 NONCONFORMITIES

Sec. 11.5 Nonconforming Lots of Record

11.5.3 Development on Nonconforming Lots

Development on nonconforming lots is subject to the following exceptions and modifications:

a. **Adjoining Lots**

- i. When two or more adjoining lots with continuous frontage are in one ownership at any time after the adoption of this Ordinance and such lots, individually, are less than 5,000 square feet in area or less than 50 feet in width, such group of lots shall be considered as a single lot or several lots of minimum permitted width and area for the district in which located.
- ii. However, when such combination of lots would create a single lot having a width of ~~90~~ **80** feet or more and an area of ~~9,000~~ **7,500** square feet or more, such lot may be divided into two lots of equal width and area; provided, each of the two lots shall be served by public water and public sewers.
- iii. Provided however, in order to reflect the area's prevailing historic lot size pattern, such adjoining substandard lots may be replatted for single-family residential development to a minimum area of 3,000 square feet and minimum width of ~~40~~ **30** feet where the cumulative majority (greater than 50 percent) of all residential lots in the same block face are of equal or lesser area of width than the proposed replatted lots.
- iv. **When at least one of the nonconforming lots of record in a continuous frontage is developed as affordable housing, as quantified by the City of Savannah and so certified by the City Manager, then all lots in the continuous frontage, up to a maximum of four lots of record, shall be considered legal building sites.**

SECTION 4: That Part 8, Planning and Regulation of Development, Article 13.0 Abbreviations and Definitions, Section 13.2 Abbreviations and Definitions, is hereby amended as set forth below, with additions shown in red, bold, and underlined and deletions shown in blue, bold, and strikethrough.

ARTICLE 13.0 ABBREVIATIONS AND DEFINITIONS

Sec. 13.2 Abbreviations and Definitions

Site Area: Site area is the total area of land included in a development plan exclusive of existing or proposed public rights-of-way, wetlands under the jurisdiction of the U.S. Army Corps of Engineers, and marsh as defined by the Georgia Department of Natural Resources.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: Should any section or provision of this ordinance be declared by a court of competent jurisdiction be invalid, that decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

SECTION 7: This ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED: ____ day of _____ 2026.

Van R. Johnson, II
Mayor

Mark Massey
Clerk of Council

USA TODAY CO.



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AFFIDAVIT OF PUBLICATION

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Savannah GA 31402-1027

STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

SAV Savannah Morning News 07/29/2026
SAV savannahnow.com 07/29/2026

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*****PUBLIC NOTICE*****

Notice is hereby given that The Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public/zoning hearing regarding text amendments to the Zoning Ordinance, Zoning Map (rezoning or zoning), and Future Land Use Map or Special Use Permits of property described below on Thursday, August 13, 2026, at 2:00 p.m. in Council Chambers on the 2nd Floor of City Hall, 2 East Bay Street, Savannah, GA.

Petition of Eric Scott and Ashley Scott for a Zoning Map Amendment from RSF-20 (Residential Single-Family-20) to RMF-2-15 (Residential Multi-Family-2-15 units per acre) with a Condition for 0.45 Acres at 0 Mohawk Street (20782 01020) in Aldermanic District 6 (26-002408-ZA).

Petition of Robert McCorkle on behalf of Train Track Investment, LLC for Terren Williams of Boxcar General, LLC, for a Special Use Permit to Permit Accessory Alcohol Sales in Association with a Restaurant with Conditions for 0.09 acres at 410 East 37th Street (PIN 20064 33001) in Aldermanic District 2 (26-002770-ZA).

Petition of Dana Collins of DCEnterprises, Inc. for a Special Use Permit to Permit Accessory Alcohol Sales in Association with a Restaurant with Conditions for 0.12 Acres at 10 East 41st Street (20074 04019) in Aldermanic District 2 (26-002394-ZA).

Petition of Kris Talsania KT-Bagel Two LLC dba Bagel Dock Express - Savannah on behalf of 601 39th Street LLC for a Master Plan Amendment to the East Broad Market Lofts Planned Development for a Parking Variance at 601 East 39th Street (20075 06002) in Aldermanic District 4 (26-002792-ZA).

Petition Bridget Lidy on behalf of The Mayor and Aldermen of the City of Savannah, Georgia for a Zoning Text Amendment to Articles 2.0 Review Bodies and Administrators, 3.0 Application and Review Procedures, 6.0 Special Purpose Districts, 7.0 Overlay Districts, 8.0 Use Standards, 9.0 General Site Standards, and 13.0 Abbreviations and Definitions to Facilitate the Transfer of Authority of Application Intake from the City of Savannah to the Chatham County-Savannah Metropolitan Planning Commission (MPC) and to Provide a More Concise Process for the Public in the Processing of Development Applications (26-002369-ZA).

Petition Bridget Lidy on behalf of The Mayor and Aldermen of the City of Savannah, Georgia for a Zoning Text Amendment to Add Permitted Use and Associated Development Standards to Articles 5.0 Base Zoning Districts, 8.0 Use Standards, 9.0 General Site Standards, and 13.0 Abbreviations and Definitions, to permit several different housing types in multiple districts (26-002370-ZA).

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may appear at that time, may be heard, and may submit evidence, including written comments.

Meeting Confirmation: The petitioner may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda before departing for the scheduled City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice.

If You Cannot Attend the City Council Meeting: Anyone who cannot attend the meeting and whose interest of property rights may be affected by the proposed changes may submit evidence including written comments to planning@savannahga.gov or by calling 912-651-3108. Please reference the file number located on this notice. Written comments become public record and are shared with the Mayor and Aldermen prior to the Council meeting.

Materials Available for Public Information: Information about these items and related materials may be reviewed on the City's website at <http://ga-savannah2.civicplus.com/457/Agendas-Minutes> prior to the meeting. If you have any questions, please contact 912-525-3097 or planning@savannahga.gov.

Envíe un correo electrónico a planning@savannahga.gov para solicitar esta notificación en Español.

SAVANNAH MORNING NEWS - SPECIAL NOTICE COLUMN

Please insert the above notice in the Special Notice Column of the Savannah Morning News: **Wednesday, July 29, 2026.**