

AN ORDINANCE
TO BE ENTITLED

AN ORDINANCE OF THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH, GEORGIA, SITTING FOR THE PURPOSE OF ADOPTING A CITY OF SAVANNAH ZONING ORDINANCE; PROVIDING THE STANDARDS FOR THE EXERCISE OF THE ZONING POWER; PROVIDING THE POLICIES AND PROCEDURES FOR CALLING AND CONDUCTING PUBLIC HEARINGS ON ZONING DECISIONS; PROVIDING FOR THE REGULATION OF SIGNS; READOPTING THE OFFICIAL ZONING MAP; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH AND FOR OTHER PURPOSES.

WHEREAS, the City of Savannah, Georgia, has experienced considerable growth and development, and desires to regulate such growth and development in accordance with its police power and the best interests of the citizens, and to preserve the public health, safety and welfare; and

WHEREAS, the Mayor and Aldermen desire to adopt a Zoning Ordinance and Zoning Map that contains certain development regulations of the City of Savannah, Georgia; and

WHEREAS, it is the intent of this amendment to serve the public health, safety and welfare; and

WHEREAS, having conducted duly noticed and published public hearings before the Mayor and Aldermen on June 20, 2019, and the Metropolitan Planning Commission on April 2, 2019;

NOW THEREFORE BE IT ORDAINED, by the Mayor and Aldermen of the City of Savannah, in regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION ONE:

The Zoning Ordinance of the City of Savannah and any Appendix thereto, which is attached hereto as Exhibit A, and the Official Zoning District Map of the City of Savannah are hereby adopted and shall become effective and enforceable on September 1, 2019.

SECTION TWO:

A. The following Chapters and Articles of the Code of Ordinances of the City of Savannah, Georgia existing immediately prior to the effective date of the Zoning Ordinance of the City of Savannah are hereby repealed as of September 1, 2019, and replaced with the Zoning Ordinance of the City of Savannah attached hereto as Exhibit A:

- a. Chapter 3, Article A, Generally;
- b. Chapter 3, Article B, Zoning Districts;
- c. Chapter 3, Article C, Exceptions and Modifications;
- d. Chapter 3, Article D, Off-Street Parking and Service Requirements;
- e. Chapter 3, Article E, Signs;

- f. Chapter 3, Article F, Nonconforming Uses
- g. Chapter 3, Article G, Administration and Enforcement;
- h. Chapter 3, Article H, Board of Appeals;
- i. Chapter 3, Article I, Amendments;
- j. Chapter 3, Article J, Wireless Communication Facilities;
- k. Chapter 3, Article K, Mid-City District;
- l. Chapter 3, Article L, Planned Unit Development for New Hampstead;
- m. Chapter 3, Article M, Public Notification;
- n. Chapter 3, Article N, Savannah River Landing Planned Unit Development;
- o. Chapter 3, Article O, Alcohol Density Overlay District;
- p. Chapter 3, Article P, Hotel Development Overlay District;
- q. Chapter 3, Article Q, Conservation Overlay District;
- r. Chapter 3, Article R, Savannah Gardens Planned Unit Development; and
- s. Chapter 3, Article S, East Broad Market Lofts Planned Unit Development.

B. Any enforcement action currently pending under any Chapter or Article hereby repealed as of September 1, 2019, shall not be abated by virtue of the repeal and replacement of the Chapters or Articles.

SECTION THREE:

Effective Date. The public welfare demanding, this ordinance shall be effective and enforceable beginning on September 1, 2019.

SO ADOPTED AND APPROVED this _____ day of July, 2019.

Eddie W. DeLoach, Mayor

ATTEST: _____
Clerk of Council