

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO AMEND DIVISION II, PART 8, PLANNING AND REGULATION OF DEVELOPEMNT, CHAPTER 3. ZONING, ARTICLE 3.0 - APPLICATION AND REVIEW PROCEDURES, ARTICLE 5.0 BASE ZONING DISTRICTS, AND ARTICLE 8.0 USE STANDARDS; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH AND FOR OTHER PURPOSES.

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

SECTION 1: That Division II, Part 8, Planning and Regulation of Development, Chapter 3. Zoning, Articles 3.0 – Application and Review Procedures, Article 5.0 – Base Zoning Districts, and Article 8.0 Use Standards of the Code of the City of Savannah, Georgia hereinafter be referenced as “Code”, be amended to read as follows:

*Note: Text and/or figures to be enacted shown in red and underlined.  
Text and/or figures to be stricken shown in strikethrough.*

**ARTICLE 3.0**

**Sec. 3.12 Special Exception**

**3.12.2 Applicability**

- a. Special exceptions to specific provisions of this Ordinance may be considered only for the following:
  - i. To extend the hours of operation required for certain uses where hours are limited.
  - ii. To reduce the minimum distance between certain uses when a separation is required by Secs. 8.1 thru 8.8.
  - iii. To provide alternate buffering and/or screening for certain uses when either is required by Secs. 8.1 thru 8.8.
  - iv. To decrease the distance from a property line required for certain uses and activities as required by Sec. 8.1 thru 8.8.
  - v. To increase the maximum number of fuel pump stations within a TC- or D-zoning district.
  - vi. To increase the height of items being stored for certain uses when height is limited by Secs. 8.1 thru 8.8.
  - vii. To increase the percentage of building permitted to be used for a specific use or activity where the percentage is limited.
  - viii. To increase the amount of outdoor storage area in the IL-R zoning district.
  - ix. To increase the maximum building footprint where the footprint is limited in ARTICLE 5 or Secs. 8.1 thru 8.8.

- x. To adjust Preservation and Design Standards for local historic districts as follows:
  - 1. Secs. 7.8.8, 7.9.8, 7.10.8, and 7.11.8 Secretary of the Interior's Standards and Guidelines for Rehabilitation.
  - 2. Secs. 7.8.10, 7.9.10, 7.10.10, and 7.11.10 Design Standards.
- xi. To adjust side, front, and rear yard setback requirements where limited in Article 5.0 Base Zoning Districts as follows:
  - 1. Up to a one (1) foot adjustment may be approved by the Planning Director in all local historic districts.
  - 2. More than one (1) foot up to a two (2) foot adjustment may be approved by the Historic Preservation Commission or Historic District Board of Review.
- xii. To permit collocation of a commercial, indoor recreation use with an industrial use in the same facility or on the same parcel.
- b. When a special use includes any of the above use standards, any proposed change to the standard shall be reviewed under the special use permit process (See Sec. 3.10).

## **ARTICLE 5.0 – BASE ZONING DISTRICTS**



## **ARTICLE 8.0 USE STANDARDS**

### **Sec. 8.4 Commercial Use Standards for Limited and Special Uses**

#### **Sec. 8.4.52 Indoor Amusements**

In the I-L zoning district, the following shall apply:

- a. Such use shall be permitted only on a property sharing at least one zoning boundary line with property having a zoning classification other than I-L or I-H.
- b. Such use shall occur in a standalone building not shared by an industrial use.
- c. The proposed use shall maintain I-L buffers with adjoining uses in accordance with the requirements of the zoning district; however, where the proposed use adjoins a residence or residential-zoned property, an 80-foot buffer with double-staggered plantings or a berm shall be maintained adjoining the existing residential use or residential-zoned parcel. A reduction of this standard shall only be permitted through approval of a special exception as provided in Sec. 3.12.2.a.iii.
- d. All activities shall be conducted indoors.
- e. The collocation of a commercial, indoor recreation use requires a special exception when within the same facility or parcel as an industrial use as provided in Sec. 3.12.2.a.xii.

#### **Sec. 8.4.53 Indoor Sports Facilities**

In the I-L zoning district, the following shall apply:

- a. Such use shall be permitted only on a property sharing at least one zoning boundary line with property having a zoning classification other than I-L or I-H.
- b. Such use shall occur in a standalone building not shared by an industrial use.
- c. The proposed use shall maintain I-L buffers with adjoining uses in accordance with the requirements of the zoning district; however, where the proposed use adjoins a residence or residential-zoned property, an 80-foot buffer with double-staggered plantings or a berm shall be maintained adjoining the existing residential use or residential-zoned parcel. A reduction of this standard shall only be permitted through approval of a special exception as provided in Sec. 3.12.2.a.iii.
- d. All activities shall be conducted indoors.
- e. The collocation of a commercial, indoor recreation use requires a special exception when within the same facility or parcel as an industrial use as provided in Sec. 3.12.2.a.xii.

#### **Sec. 8.4.54 Theatre/Cinema/Performing Arts**

In the I-L zoning district, the following shall apply:

- a. Such use shall be permitted only on a property sharing at least one zoning boundary line with property having a zoning classification other than I-L or I-H.
- b. Such use shall occur in a standalone building not shared by an industrial use.
- c. The proposed use shall maintain I-L buffers with adjoining uses in accordance with the requirements of the zoning district; however, where the proposed use adjoins a residence or residential-zoned property, an 80-foot buffer with double-staggered plantings or a berm shall be maintained adjoining the existing residential use or residential-zoned parcel. A reduction of this standard shall only be permitted through approval of a special exception as provided in Sec. 3.12.2.a.iii.
- d. All activities shall be conducted indoors.
- e. The collocation of a commercial, indoor recreation use requires a special exception when within the same facility or parcel as an industrial use as provided in Sec. 3.12.2.a.xii.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance effective the 1<sup>st</sup> of September 2019, and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 8<sup>th</sup> day of March 2024, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Van R. Johnson, II  
Mayor

ATTEST:

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Mark Massey  
Clerk of Council

