

AN ORDINANCE  
TO BE ENTITLED

AN ORDINANCE TO AMEND SECTION 7.8 SAVANNAH DOWNTOWN HISTORIC OVERLAY DISTRICT, PART 8, PLANNING AND REGULATION OF DEVELOPMENT, OF THE CODE OF THE CITY OF SAVANNAH, GEORGIA; TO PROVIDE FOR EFFECTIVE DATES; TO REPEAL ALL 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 (Effective September 1, 2019) of the Code of the City of Savannah, Georgia hereinafter be referenced as “Code”, be amended to read as follows:

*Note: Revisions shown in red.  
Text to be enacted shown in bold and underlined.  
Text to be repealed shown in bold and strikethrough.*

**ARTICLE 7.0 OVERLAY DISTRICTS**

**Sec. 7.8 Savannah Downtown Historic Overlay District**

**7.8.10 Savannah Downtown Historic District Design Standards**

**t. Large Scale Development Standards**

Large-Scale Development shall comply with the following standards. New construction on monumental buildings shall be exempt from Large-Scale Development Standards.

- i. Visual Compatibility Criteria (Sec. 7.8.9).**
- ii. Design Standards (Sec. 7.8.10).** Should there be a conflict, the Large-Scale Development Standards shall take precedence.

**iii. Footprint**


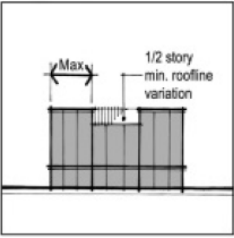

- (1) Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries (see Fig. 7.8-3). Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than maximum permitted may be constructed for shared use(s).

- (2) In **D-C D-N** and D-R zoning districts, the building footprint shall occupy a minimum of 50% of the lot width along the lane (Fig. 7.8-5).

**v. Height**

- (1) Large scale development shall be subject to the Height standards in Sec. 7.8.9.b. and the provisions of Table 7.8-1.

For the purposes of this Section, large scale development is any development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel; or is four- (4) stories or greater than in **D-C D-N** and D-R zoning districts; or, is five- (5) stories or greater in all other zoning districts within the Savannah Downtown Historic District. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

Table 7.8-1 Height Standards for Large Scale Development			
			
<b>All D-C D-N and DR Zoning Districts</b>	Maximum height shall not exceed one (1) story greater than a principal contributing building (excluding non-contributing additions and appendages; see Contributing Resources Map) on same or abutting lot, for a minimum distance of 30 feet, provided that the height does not exceed limit on the Height Map (Figure 7-8.4).	Maximum frontage of 60 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline.	Maximum height shall not exceed two (2) stories within 20 feet of a lane.
<b>All other Zoning Districts</b>	--	Maximum frontage of 120 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline.	Maximum height shall not exceed two (2) stories within 20 feet of a lane when across the lane from a <b>D-C D-N</b> and/or a D-R zoning district.

- (2) Additional stories above the Height Map for non-contributing Large-Scale Development.

- (a) The following properties are eligible for an additional story on the area of the building that is unaffected by the standards in Table 7.8-1.

- (i) **D-C D-N** and D-R Zoning Districts: A maximum of one (1) story above the Historic District Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street, Trust Lots, and outside the National Historic Landmark District boundaries.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance effective the 1st 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 23<sup>rd</sup> of October 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.

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Van R. Johnson, II  
Mayor

ATTEST:

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Mark Massey  
Clerk of Council