

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND SECTIONS 3.12 SPECIAL EXCEPTIONS, 3.21 VARIANCES, 5.4 PRINCIPAL USE TABLE, 5.9 TRADITIONAL RESIDENTIAL, 5.12 TRADITIONAL NEIGHBORHOOD, 5.13 TRADITIONAL COMMERCIAL, 8.1 RESIDENTIAL USE STANDARDS FOR LIMITED AND SPECIAL USES OF CHAPTER 3, ZONING, OF 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Text to be repealed shown in bold and strikethrough.*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 3.0 APPLICATION AND REVIEW PROCEDURES

3.21 Variances

3.21.8 Limitations on Power to Grant Variances

b. Variance Prohibited

- i.** A variance shall not be granted to permit a lot area per unit that is less than the minimum lot area per unit permitted by the zoning district in which the property affected by the variance is located.
- ii.** **If located in the TC-, TN-, and TR- districts:**
 - a. Relief from the minimum lot area per unit permitted by the zoning district may be granted through a special exception when affordable housing, as defined and quantified by the City of Savannah and certified by the City Manager or their designee, is included in the development.**
 - b. Review of a special exception of this type may include modifications to development standards in Article 5.0 Base Zoning Districts and Sec. 9.3 Off-Street Parking and Loading that would otherwise require a variance.**

*Commentary: A reduction of the minimum lot area to such a size that the density exceeds the maximum permitted by the zoning district is **generally** not permitted. An increase in density can ~~only~~ be approved in accordance with **Sec. 3.5, Rezoning, Sec. 3.7, Zoning Text Amendment, or by rezoning to a district that allows the increased density, or Sec. 3.12, Special Exceptions.***

3.12 Special Exceptions

3.12.2 Applicability

- a. Special exceptions to specific provisions of this Ordinance may be considered only for the following:

xii. To adjust development standards in Article 5.0 Base Zoning Districts and 9.3 Off-Street Parking and Loading for the TC-, TN-, and TR- districts when the development includes affordable housing, as defined and quantified by the City of Savannah and certified by the City Manager or their designee.

3.12.7 Review Criteria for Special Exceptions

c. For Special Exceptions identified in Sec. 3.12.2.xii, the Planning Commission may consider, but is not required to make a finding for, the following criteria in addition to Parts a. and b. above:

i. Public benefit

Whether the development provides greater public benefit than it would if the special exception(s) were not granted.

ii. Compatibility

1. Whether the development will adversely affect the existing use or usability of adjacent or nearby property.

2. Whether the development is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

iii. Reasonable Use

Whether the property has a reasonable use as currently zoned.

iv. Adequate Public Services

1. Whether adequate public safety and emergency facilities, transportation, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the proposed development.

2. Whether the project site is located within one-half mile of public transportation.

ARTICLE 5.0 BASE ZONING DISTRICTS

Sec. 5.9 Traditional Residential Districts

5.9.1 District Descriptions

Traditional Residential (TR)

The Traditional Residential (TR) districts are intended to accommodate predominately residential neighborhoods that were mostly developed prior to 1950, and that tend to have smaller lot sizes and a variety of housing types compared to those in the Single-Family Residential districts. The Traditional Residential districts are also intended to encourage compatible residential infill. While the districts are intended to accommodate residential uses, limited nonresidential uses that are compatible with residential neighborhoods may also be allowed. The TR districts include:

b. Traditional Residential-2 (TR-2)

Residential development in the TR-2 district allows for limited housing types including single-family detached and two-family over/under units. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Eastside, Carver Heights, and Live Oak.

5.9.3 Permitted Uses

a. Residential Uses

Permitted residential uses within the TR- districts are set forth in Sec. 5.4, Principal Use Table. The permitted housing types are also set forth set forth below.

Housing Type [1]	TR-1	TR-2	TR-3
Single-family detached	✓	✓	✓
Single-family attached	✓	<u>L</u>	<u>L</u>
Two-family (over-under)	✓	✓	<u>L</u>
Two-family (side-by-side)	✓	<u>L</u>	<u>L</u>
Three-Four Family	L	<u>L</u>	--
<u>[1] Housing types marked as 'L' are subject to use standards in Sec. 8.1.1 and Sec. 8.1.8.</u>			

Sec. 5.9.9 Additional Requirements Applicable to Traditional Residential Districts

a. All TR- districts

- i. Where lane access is utilized, vehicular access to residential uses shall only be from the lane. Where lane access is not available (e.g., the lane is not open), ribbon strip driveways may be permitted. Driveways shall be at least nine (9) feet but no wider than 12 feet. Grass shall be planted between the ribbon strips.

ii. When a lot does not have vehicular access from a lane or side street and the

lot width is 30 feet or less, the maximum front yard setback may be increased to 22 feet to allow for vehicle parking.

iii. Principal use dwellings shall be a minimum of 450 square feet.

b. TR-1 District

~~{Reserved}~~

i. When a development has access from both a lane and a street and affordable housing, as defined and quantified by the City of Savannah, is provided within the development, and so certified by the City Manager or their designee, the following modifications to standards may be applied.

1. The minimum lot area per unit may be reduced by 50%.
2. The minimum lot width per unit may be reduced by 5 feet.
3. The maximum building coverage may be increased by 10 percentage points.
4. Required vehicle parking shall be 0.5 spaces per dwelling unit.
5. The modifications shall not be applicable to Single-family Detached development.
6. A special exception shall be required for any variation of these standards.

c. TR-2 District

~~{Reserved}~~

i. When a development has access from both a lane and a street and affordable housing, as defined and quantified by the City of Savannah, is provided within the development, and so certified by the City Manager or their designee, the following modifications to standards may be applied.

1. All housing types permitted in TR-1 may be permitted.
2. The minimum lot area per unit may be reduced by 50%.
3. The minimum lot width per unit may be reduced by 5 feet.
4. The maximum building coverage may be increased by 10 percentage points.
5. Required vehicle parking shall be 0.5 spaces per dwelling unit.
6. For those housing types with no standards, the development standards for the TR-1 zoning district shall serve as the base standards to which the modifications may be applied.
7. The modifications shall not be applicable to Single-family Detached development.
8. A special exception shall be required for any variation of these standards.

d. TR-3 District

[Reserved]

- i. When a development has access from both a lane and a street and affordable housing, as defined and quantified by the City of Savannah, is provided within the development, and so certified by the City Manager or their designee, the following modifications to standards may be applied.**
 - 1. All housing types permitted in TR-1 may be permitted with the exception of Three-Four-Family.**
 - 2. The minimum lot area per unit may be reduced by 50%.**
 - 3. The minimum lot width per unit may be reduced by 5 feet.**
 - 4. The maximum building coverage may be increased by 10 percentage points.**
 - 5. Required vehicle parking shall be 0.5 spaces per dwelling unit.**
 - 6. For those housing types with no standards, the development standards for the TR-1 zoning district shall serve as the base standards to which the modifications may be applied.**
 - 7. The modifications shall not be applicable to Single-family Detached development.**
 - 8. A special exception shall be required for any variation of these standards.**

Sec. 5.12 Traditional Neighborhood Districts

Sec. 5.12.8 Additional Requirements Applicable to the Traditional Neighborhood Districts

a. All TN- districts

- vii. When a lot does not have vehicular access from a lane or side street and the lot width is 30 feet or less, the maximum front yard setback may be increased to 22 feet to allow for vehicle parking or the minimum building frontage may be reduced to 50% to allow for vehicle parking. The standard shall not be applicable to nonresidential uses.**

b. TN-1 District

- iii. When a development has access from both a lane and a street and affordable housing, as defined and quantified by the City of Savannah, is provided within the development, and so certified by the City Manager or their designee, the following modifications to standards may be applied.**
 - 1. The minimum lot area per unit for Two-family and Three-Four-Family may be reduced by 50%.**
 - 2. The minimum lot width per unit may be reduced by 5 feet.**
 - 3. The minimum rear yard setback may be reduced by 10 feet.**
 - 4. The maximum building coverage may be increased by 10 percentage**

points.

5. Required vehicle parking shall be 0.5 spaces per dwelling unit.
6. The modifications shall not be applicable to Single-family Detached development.
7. A special exception shall be required for any variation of these standards.

c. TN-2 District

iii. When a development has access from both a lane and a street and affordable housing, as defined and quantified by the City of Savannah, is provided within the development, and so certified by the City Manager or their designee, the following modifications to standards may be applied.

1. The minimum lot area per unit for Two-family and Three-Four-Family may be reduced by 50%.
2. The minimum lot width per unit for Two-family and Three- Four-Family may be reduced by 5 feet.
3. The minimum rear yard setback may be reduced by 5 feet.
4. The maximum building coverage may be increased by 10 percentage points.
5. Required vehicle parking shall be 0.5 spaces per dwelling unit.
6. The modifications shall not be applicable to Single-family Detached development.
7. A special exception shall be required for any variation of these standards.

Sec. 5.13 Traditional Commercial Districts

Sec. 5.13.8 Additional Requirements Applicable to the Traditional Commercial Districts

a. All TC- Districts

ii. When a lot does not have vehicular access from a lane or side street and the lot width is 30 feet or less, the maximum front yard setback may be increased to 22 feet to allow for vehicle parking or the minimum building frontage may be reduced to 50% to allow for vehicle parking. This standard shall not be applicable to nonresidential uses.

iii. When a development has access from a street and affordable housing, as defined and quantified by the City of Savannah, is provided within the development, and so certified by the City Manager or their designee, the following modifications to standards may be applied.

1. The minimum lot area per unit for Two-family and Three- Four-Family may be reduced by 50%.
2. The minimum lot width per unit for Two-family (over-under) and Three-family/Four-family may be reduced by 5 feet.

- 3. Required vehicle parking shall be 0.5 spaces per dwelling unit.**
- 4. A special exception shall be required for any variation of these standards.**

ARTICLE 8.0 USE STANDARDS

Sec. 8.1 Residential Use Standards for Limited and Special Uses

Sec. 8.1.8 Housing Types Allowed in Affordable Housing Developments

a. Applicability

Additional requirements of Article 5.0 shall be applicable to the following zoning districts when affordable housing, as defined and quantified by the City of Savannah, is provided within the development, and so certified by the City Manager or their designee.

- i. Sec. 5.9.9 Additional Requirements Applicable to Traditional Residential Districts.**
- ii. Sec. 5.12.8 Additional Requirements Applicable to Traditional Neighborhood Districts.**
- iii. Sec. 5.13.8 Additional Requirements Applicable to Traditional Commercial Districts.**

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 23rd day 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.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council