

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE CITY OF SAVANNAH
ZONING MAP AT OGEECHEE ROAD (20595 07002), 2910 DAWES
AVENUE (20595 07005), 2912 DAWES AVENUE (20595 07006), 3006
DAWES AVENUE (20595 07009), 3010 DAWES AVENUE (20595
07010), DAWES AVENUE (20595 07011), 3013 DAWES AVENUE
(20595 07012), 3102 DAWES AVENUE (20595 07013), DAWES
AVENUE (20595 07014), DAWES AVENUE (20595 07015), 3118
DAWES AVENUE (20595 07017), DAWES AVENUE (20595 07018),
3208 DAWES AVENUE (20595 07019), 3210 DAWES AVENUE
(20595 07020), 3212 DAWES AVENUE (20595 07021), DAWES
AVENUE (20595 07022), 3214 DAWES AVENUE (20595 07023), 3216
DAWES AVENUE (20595 07024), 3302 DAWES AVENUE (20595
07026), DAWES AVENUE (20595 07027), DAWES AVENUE (20595
07028), 3310 DAWES AVENUE (20595 07029), 3312 DAWES
AVENUE (20595 07030), 3314 DAWES AVENUE (20595 07031),
DAWES AVENUE (20595 07032), DAWES AVENUE (20595 07033),
DAWES AVENUE (20595 07034), DAWES AVENUE (20595 07035),
2801 HIRAM STREET (20595 06005), 2803 HIRAM STREET (20595
06006), 2801 47TH STREET (20595 05003), 2802 W ARDEN STREET
(20595 04003), 2805 46TH STREET (20595 04004), 46TH STREET
(20595 04005), 131 NETTLES INDUSTRIAL BOULEVARD (20594
04011), AND NETTLES INDUSTRIAL BOULEVARD (20595 07025)
FROM RSF-5 (RESIDENTIAL SINGLE-FAMILY-5), I-L (LIGHT
INDUSTRIAL) AND C-P (CONSERVATION-PARK) TO PD
(PLANNED DEVELOPMENT); 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 a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described properties at Ogeechee Road (20595 07002), 2910 Dawes Avenue (20595 07005), 2912 Dawes Avenue (20595 07006), 3006 Dawes Avenue (20595 07009), 3010 Dawes Avenue (20595 07010), Dawes Avenue (20595 07011), 3013 Dawes Avenue (20595 07012), 3102 Dawes Avenue (20595 07013), Dawes Avenue (20595 07014), Dawes Avenue (20595 07015), 3118 Dawes Avenue (20595 07017), Dawes Avenue (20595 07018), 3208 Dawes Avenue (20595 07019), 3210 Dawes Avenue (20595 07020), 3212 Dawes Avenue (20595 07021), Dawes Avenue (20595 07022), 3214 Dawes Avenue (20595 07023), 3216 Dawes Avenue (20595 07024), 3302 Dawes Avenue (20595 07026), Dawes Avenue (20595 07027), Dawes Avenue (20595 07028), 3310 Dawes Avenue (20595 07029), 3312 Dawes Avenue (20595 07030), 3314 Dawes Avenue (20595 07031), Dawes Avenue (20595 07032), Dawes Avenue (20595 07033), Dawes Avenue (20595 07034), Dawes Avenue (20595 07035), 2801

Hiram Street (20595 06005), 2803 Hiram Street (20595 06006), 2801 47th Street (20595 05003), 2802 W Arden Street (20595 04003), 2805 46th Street (20595 04004), 46th Street (20595 04005), 131 Nettles Industrial Boulevard (20594 04011), and Nettles Industrial Boulevard (20595 07025) be amended on the City of Savannah Zoning Map from RSF-5, I-L & C-P to P-D:

Beginning from a point [X: 978503.643676 & Y: 749605.28915], located at the approximate intersection of the centerlines of Ogeechee Road & Dawes Avenue, said point being, THE POINT OF BEGINNING

Thence proceeding in a NE direction along the approximate centerline of Ogeechee Road for an estimated distance of 621.44 ft. to a point, [X: 979116.782772 Y: 749706.530137],

Thence proceeding in a SW direction [S 24-57-10 W] along a line for an estimated distance of 362.9 ft. to a point, [X: 978963.671991 Y: 749377.473704], said point being located along the approximate centerline of Nettles Industrial Blvd.,

Thence continuing in a SW direction along the approximate centerline of Nettles Industrial Blvd. for an estimated distance of 1,404.7 ft. to a point, [X: 978856.099226 Y: 748071.855217],

Thence proceeding in a NW direction [N 73-31-18 W] along a line for an estimated distance of 361.4 ft. to a point,

Thence proceeding in a SW direction [S 15-26-22 W] along a line for an estimated distance of 173.9 ft. to a point, [X: 978463.168101 Y: 748006.693502], said point being located along the approximate centerline of an existing railroad easement,

Thence proceeding in a NW direction [N 29-31-57 W] along the approximate centerline of said railroad easement, for an estimated distance of 158.7 ft. to a point, [X: 978384.914212 Y: 748144.824186],

Thence departing said railroad easement centerline and proceeding in a NE direction [N 15-22-21 E] along a line for an estimated distance of 442.9 ft. to a point, [X: 978502.349309 Y: 748571.970285], said point being located along the approximate centerline of Dawes Avenue,

Thence continuing in a NE direction along the approximate centerline of Dawes Avenue for an estimated distance of 142.2 ft. to a point,

Thence leaving Dawes Avenue and proceeding in a SW direction [S 89-11-23 W] along a line for an estimated distance of 83.4 ft. to a point,

Thence proceeding in a NW direction [N 0-48-37 W] along a line for an estimated distance of 140 ft. to a point,

Thence proceeding in a NE direction [N 89-11 -22 E] along a line for an estimated distance of 84.8 ft. to a point,

Thence proceeding in a NE direction [N 0-14-28 E] along a line for an estimated distance of 9.1 ft. to a point,

Thence proceeding in a NE direction [N 89-11-23 E] along a line for an estimated distance of 105.0 ft. to a point,

Thence proceeding in a NW direction [N 0-48-38 W] along a line for an estimated distance of 90 ft. to a point,

Thence proceeding in a SW direction [S 89-29-9 W] along a line for an estimated distance of 160.0 ft. to a point,

Thence proceeding in a NW direction [N 0-48-36 W] along a line for an estimated distance of 139.9 ft. to a point,

Thence proceeding in a NE direction [N 89-11-21 E] along a line for an estimated distance of 56.6 ft. to a point, said point being located along the approximate centerline of Dawes Avenue,

Thence proceeding in a NW direction [N 89-11-21 E] along the approximate centerline of Dawes Avenue for an estimated distance of 100.0 ft. to a point,

Thence departing from the approximate centerline of Dawes Avenue and proceeding in a SW direction [S 89 -11-21 W] along a line for an estimated distance of 56.6 ft. to a point,

Thence proceeding in a NW direction [N 0-48-37 W] along a line for an estimated distance of 100 ft. to a point,

Thence proceeding in a SW direction [S 89-11-23 W] along a line for an estimated distance of 30.0 ft. to a point,

Thence proceeding in a SE direction [S 0-48-38 E] along a line for an estimated distance of 100.0 ft. to a point,

Thence proceeding in a SW direction [S 89-11-22 W] along a line for an estimated distance of 60.0 ft. to a point,

Thence proceeding in a NW direction [N 0-48-38 W] along a line for an estimated distance of 120.3 ft. to a point, said point being located along the approximate centerline of Arden Street,

Thence proceeding in a NE direction [N 88-52-24 E] along the approximate centerline of Arden Street, for an estimated distance of 147.5 ft. to a point, said point being along the approximate centerline of Dawes Avenue,

Thence proceeding in a SW direction [S 0-37-50 W] along a line for an estimated distance of 31.9 ft. to a point,

Thence proceeding in a NE direction [N 89-11-24 E] along a line for an estimated distance of 103.2 ft. to a point,

Thence proceeding in a NW direction [N 0-48-37 W] along a line for an estimated distance of 59.9 ft. to a point,

Thence proceeding in a SW direction [S 89-11-25 W] along a line for an estimated distance of 101.7 ft. to a point, said point being located along the approximate centerline of Dawes Avenue,

Thence proceeding in a NE direction [N 0-37-50 E] along the approximate centerline of Dawes Avenue for an estimated distance of 60.0 ft. to a point,

Thence proceeding in a NE direction [N 89-11-23 E] along a line for an estimated distance of 100.2 ft. to a point,

Thence proceeding in a NW direction [N 0-48-37 W] along a line for an estimated distance of 59.9 ft. to a point,

Thence proceeding in a SW direction [S 89-11-24 W] along a line for an estimated distance of 99.5 ft. to a point, said point being located along the approximate centerline of Dawes Avenue,

Thence proceeding in a NW direction [N 1-37-28 W] along the approximate centerline of Dawes Avenue for an estimated distance of 117.4 ft. to a point, [X: 978503.643676 & Y: 749605.28915], said point being, THE POINT OF BEGINNING.

SECTION 2: The Dawes Avenue Planned Development and Master Plan are hereby incorporated into Appendix A-2 of the Zoning Ordinance, Planned Development Districts, as provided below.

Dawes Avenue - Planned Development.

(a) Established.

The Dawes Avenue Planned Development (Dawes Avenue PD) is hereby established to support the efforts of the City of Savannah to master-plan and redevelop its property for residential and potential non-residential purposes. The Dawes Avenue PD will allow for a mixture of housing options and neighborhood-serving uses.

(b) Control.

The City of Savannah (“the City”) is the property owner and shall serve as the master developer for the Dawes Avenue PD. The City may designate another entity to act as the master developer. In such cases, any site development plan submitted to the City must be accompanied by written approval from the City to confirm consistency with the overall development intent.

The City anticipates conveying individual building lots to the Chatham Savannah Land Bank Authority which may convey control of said lots to one or more developers for the construction of residential dwellings and a community building.

In the event of any property transfer within the Planned Development, the City shall provide the Metropolitan Planning Commission with legal documentation evidencing the transfer.

(c) General Provisions.

(1) *Conflicts.*

In the case of any conflict between a specific regulation set forth in this Section and any regulation set forth elsewhere in this Chapter or this Code, the regulation in this Section shall apply unless expressly prohibited. For standards where this Section is silent, the applicable sections of this Chapter shall apply.

(2) *Measurements.*

All measurements shall follow the standard required by this Chapter unless otherwise specified below:

- i. ***Residential Density.*** Density shall be measured as the required area of land per dwelling unit for a given housing type, if any, divided by the total lot area. Density shall not exceed the maximum density permitted by block as shown on the Master Plan.
- ii. ***Building Setbacks.*** The setback for any principal use building, unless specified elsewhere by this Section, shall be from the property line. Accessory buildings shall comply with Sec. 8.7.

(d) Modifications and Variances to the Adopted PD.

Standards that are specific to the Dawes Avenue PD may be modified, as provided in Sec. (d)(1) below but cannot be varied by the Planning Commission or Zoning Board of Appeals. Standards that can be varied are described below in Sec. (d)(2).

(1) *Modifications.*

Any desired modification other than those provided below would require an amendment to this Section and staff approval. Modifications are classified as major or minor. The classification of the modification will determine the type of review.

i. *Major Modifications Permitted.*

A major modification requires written approval from the property owner, if different from the master developer, and review and approval from the Planning Commission Board. If approval is not obtained from the property owner, such modification will not be scheduled for review by the Planning Commission.

Major modifications are limited to the following:

- a. *Development Standards.*** Any development standard that is specific to this PD and that is more than 10 percent less or greater than the minimum or maximum requirement but not to exceed 20 percent.
- b. *Parking.*** A reduction in the number of parking spaces required by this Section.

ii. *Minor Modifications Permitted.*

A minor modification requires written approval from the property owner, if different from the master developer, and review and approval by Metropolitan Planning Commission staff.

Minor modifications are limited to the following:

- a. *Development Standards.*** Any development standard that is specific to this PD where the minimum or maximum requirement, if any, is proposed to be reduced or exceeded by no more than 10 percent.
- b. *Buffers.*** Any buffer standard that is specific to this PD where the minimum or maximum requirement, if any, is proposed to be reduced or exceeded by no more than 10 percent.
- c. *Design standards.*** Any modification to a design standard that is specified in Sec. (i)(7). Staff may forward a proposed design modification to the Planning Commission when Staff deems that a public meeting is appropriate due to the nature of the modification.

(2) *Variances.*

Only dimensional standards can be varied in the Dawes Avenue PD. The variance process for modifications other than those listed in part (d)(1) above shall follow the procedure established in Article 3.0 (Application and Review Procedures).

(e) Administration and Enforcement.

Administration and enforcement of this Section shall follow the process described in Article 2.0 (Review Bodies and Administrators) of this Chapter.

(f) Master Plan.

(1) *Blocks.*

The Dawes Avenue PD is organized along a single primary roadway terminating in a cul-de-sac with no vehicular connections to adjacent industrial or conservation-zoned areas. Within this corridor, each block is assigned a land use designation consistent with permitted uses functioning similarly to zoning districts. The designations include Institutional (“I”), Residential (“R”), and Open/Green Space (“G”).

Permitted uses within each designation are outlined in Section (h). Where specific use standards are not provided, the applicable standards shall default to those of the zoning district assigned to each tract as identified in the Master Plan and referenced in Section (i)(3).

Pedestrian connectivity shall be maintained throughout the development via sidewalks linking all designated areas to support walkability and provide safe access between residential, institutional, and green space uses as indicated on the Master Plan.

The Master Plan map illustrating block designations is included on the final page of this Section.

(2) *Modification to the Approved Master Plan.*

Any change to the approved master plan tract boundaries, permitted uses, or default zoning district shall require approval by the Mayor and Aldermen.

(g) Street Sections.

The intent of this PD is to create a development that utilizes a semi-urban street section, which will include on-street parking, street trees and lighting within the rights-of-way, and sidewalks. The final design standards for such elements will be as mutually agreed to between the master developer and the City.

(h) Permitted and Prohibited Uses.

(1) *Permitted Uses.*

The uses that are permitted within each block of the Dawes Avenue PD are determined by the block designation: either “I”, “R”, or “G”. **Table 1** identifies the permitted uses by block designation. Any use not specifically listed is expressly prohibited unless the Zoning Administrator determines that the use is similar to a permitted use. Some uses may include use conditions.

Table 1: Permitted Uses by Block Designation and Use Standards				
USE (X) = Permitted (--)= Not Permitted or No Condition	Block Designation			
	Residential (R)	Institutional (I)	Green/Open Space (G)	Use Conditions See Sec. (h)(2) for prohibited uses and activities
RESIDENTIAL				
One-family dwelling				
a. Detached				
b. Attached	X	--	--	--
c. Townhouse	X	--	--	--
	--	--	--	--
Duplex	X	--	--	--
a. Side-by-side	X	--	--	--
b. Over/under				
Accessory Dwelling Unit	X	--	--	See Sec. (h)(3)(i)
INSTITUTIONAL				
Personal care home, Registered	X	--	--	--
Personal care home (family, group or congregate)	X	--	--	--
CIVIC				
Park / Open Area				
Community garden	X	X	X	--
Park	X	X	X	--
Community Services				
Library / Community center	--	X	--	--
Museum	--	X	--	--
Police / fire station or	--	X	--	--

substation				
Post office	--	X	--	--
Day Care Services				
Child/adult day care home	X	X	--	--
Child/adult day care center	--	X	--	--
Places of Worship				
All places of worship	X	X	--	--
COMMERCIAL				
Office				
Office, general	--	X	--	--
Office, medical	--	X	--	--
Retail Sales				See Sec. (h)(2) for prohibited Retail Sales uses and activities
Retail, general	--	--	--	--
Art/photo studio or gallery	--	X	--	--
Convenience store	--	--	--	See Sec. (h)(3)(ii)
Electric vehicle charging station	X	X	X	--
Food-oriented retail, including grocery	--	X	--	See Sec. (h)(3)(iii)
Services				See Sec. (h)(2) for prohibited Service uses and activities
Services, general	--	X	--	--
Animal services, indoor	--	X	--	--
Bank	--	X	--	--
Business support services	--	X	--	--
Instructional studio or classroom	--	X	--	--

Laundromat	--	X	--	--
Personal service shops	--	X	--	--
Communications				
Wireless Telecommunications Facilities	X	X	X	See Sec. 8.9.
Utilities				
Utilities, Minor	X	X	X	--
OTHER				
Accessory Uses				
Home Occupation	X	X	--	See Sec. 8.7.11, Home Occupations for uses and standards
Temporary Uses				
Temporary Uses	X	X	X	See Sec. (h)(3)(v)
Farmers Market	--	X	X	

(2) Prohibited Uses and Activities.

The following uses and activities are not permitted:

- i. The sale of firearms, alcohol, and adult-oriented material.

(3) Use Conditions.

i. Accessory Dwelling Unit (ADU)

- a. ADUs shall be permitted only in association with single-family detached housing types.
- b. The minimum lot area required for an ADU shall be 100% of the minimum lot area for the principal use.
- c. With the exception of parts a. and b. above, ADUs shall comply with standards in Sec. 8.7.4.

ii. Temporary Uses.

- a. Temporary uses are subject to the temporary use requirements of Sec. 8.8.
- b. Farmers Markets are permitted.

(i) General Development Standards.

The following general development standards are specific to the Dawes Avenue PD and are in addition to the standards provided in this Chapter and elsewhere in this Code. Where there are two standards for the same general development standard, the standard in this Section shall apply.

(1) Greenspace.

A minimum of 20 percent greenspace, as defined by the Landscape and Tree Ordinance, shall be provided for the entirety of the Dawes Avenue Planned Development (PD). This requirement shall be met collectively across the PD and not necessarily on a site-, block-, or phase-specific basis.

Greenspace shall be established in accordance with the approved Master Plan for the Dawes Avenue PD, with the designated wetland area to the east of the property contributing toward the greenspace requirement. Compliance with the Master Plan shall serve as the standard for greenspace allocation throughout the PD.

Subject to approval by the City of Savannah Park and Tree Department, this provision shall not preclude the future submission of an in-lieu-of payment request to the Tree Fund in the event of a tree or greenspace shortfall.

(2) Density.

The number of dwelling units shall not exceed the number of units as shown on the master plan.

(3) Residential and Non-residential Development Standards.

When not provided in this PD, development standards for each tract shall be set by the default zoning district associated with each tract in the list below:

- i. Residential (R): Traditional Residential (TR-3)
- ii. Green/Open Space (G): Conservation-Park (C-P)

Table 2: Development Standards								
Use	Density	Lot Size Per Unit (min)	Lot Width (min)	Yard Setbacks		Building Lot Coverage (max)	Building Frontage (min)	Height (max)
Single-family detached [1]	See Master Plan	2,400 sf	30 ft	Front yard: 5 (min) Side	Rear yard: 7 feet	50%	--	36 ft

				(interior) yard: 3 feet Side (street) yard: 5 feet				
All other housing types	See Master Plan	2,000sf	15 ft	Front yard: 5 (min) Side (interior) yard: 3 feet Side (street) yard: 5 feet	Rear yard: 7 feet	50%	--	36 ft
Institutional	See Master Plan	None	30 ft			75%	70%	See Master Plan

[1] Single-family detached lots shall have a minimum depth of 90 feet.

(4) *Screening and Buffers.*

Use buffers shall be required as provided in Sec. 9.5 (Screening and Buffers) of this Chapter where non-residential and mixed-use development is proposed adjacent to single family and two-family residential. All other buffers shall be required as defined in Sec. 9.5.

(5) *Off-street Parking and Service Requirements.*

Off-street parking and service requirements shall be required as provided in Sec. 9.3 (Off-street Parking and Loading) of this Chapter except as provided below:

i. *Off-street Parking Reduction.*

The required number of off-street parking spaces may be reduced by the percentage or number provided in **Table 3**. To determine the use category for a particular use, reference **Table 1**. For uses not listed, the Zoning Administrator shall determine the parking requirement.

Table 3: Off-street Parking Reduction Permitted by Use	
Use / Land Use Category	Permitted Reduction (Max)
Single-family (attached and detached) Duplex (side-by-side and over under)	50% when all units in a building are certified affordable by the City Manager or his or her designee <u>OR</u> one space per affordable unit in mixed income buildings with a

	maximum of 50% of total units
Office	25%
Eating/Drinking Establishment	20%
Services	50%
Places of Worship	25%
Community Services	25%

Off-street parking will include curb side parallel parking where possible.

ii. *Parking.*

Required off-street parking may be provided remotely at a distance of no more than 3,000 feet from the use being served. The distance shall be measured using the shortest route of pedestrian access from the nearest point of the parking facility to the nearest public entrance of the building or use to be served. The use being parked must be a permitted use in the tract where the remote parking is located.

Off-site parking may be provided for a specific use or shared with one or more uses provided that off-site parking area is not being used to meet the required off-street parking requirement for any other use and that it is legally available. A parking facility agreement provided on a form established by the City of Savannah is required for off-site and/or shared parking. If approved, off-site parking is to be eliminated, any required parking space(s) proposed elsewhere must be approved by the Zoning Administrator.

iii. *Surface Parking Lot Location.*

To the extent possible, parking areas for residential and non-residential development shall be located on the parcel. Parking that cannot be located on the parcel shall be screened with a three (3) foot tall opaque fence or wall, or a three (3) foot tall hedge row that is capable of becoming opaque.

iv. *Driveway*

A single-wide driveway shall have a minimum width of 10 feet and may be located on a zero lot line. A minimum 12-foot-wide driveway apron shall be provided at the curb.

(6) *Signage.*

- i. For uses, signage shall comply with the requirements of the 9.9 Signage.

(7) *Street Connections.*

Where feasible, Dawes Avenue shall be extended through the Planned Development to promote physical interconnectivity, even in cases where adjacent public streets are currently unopened.

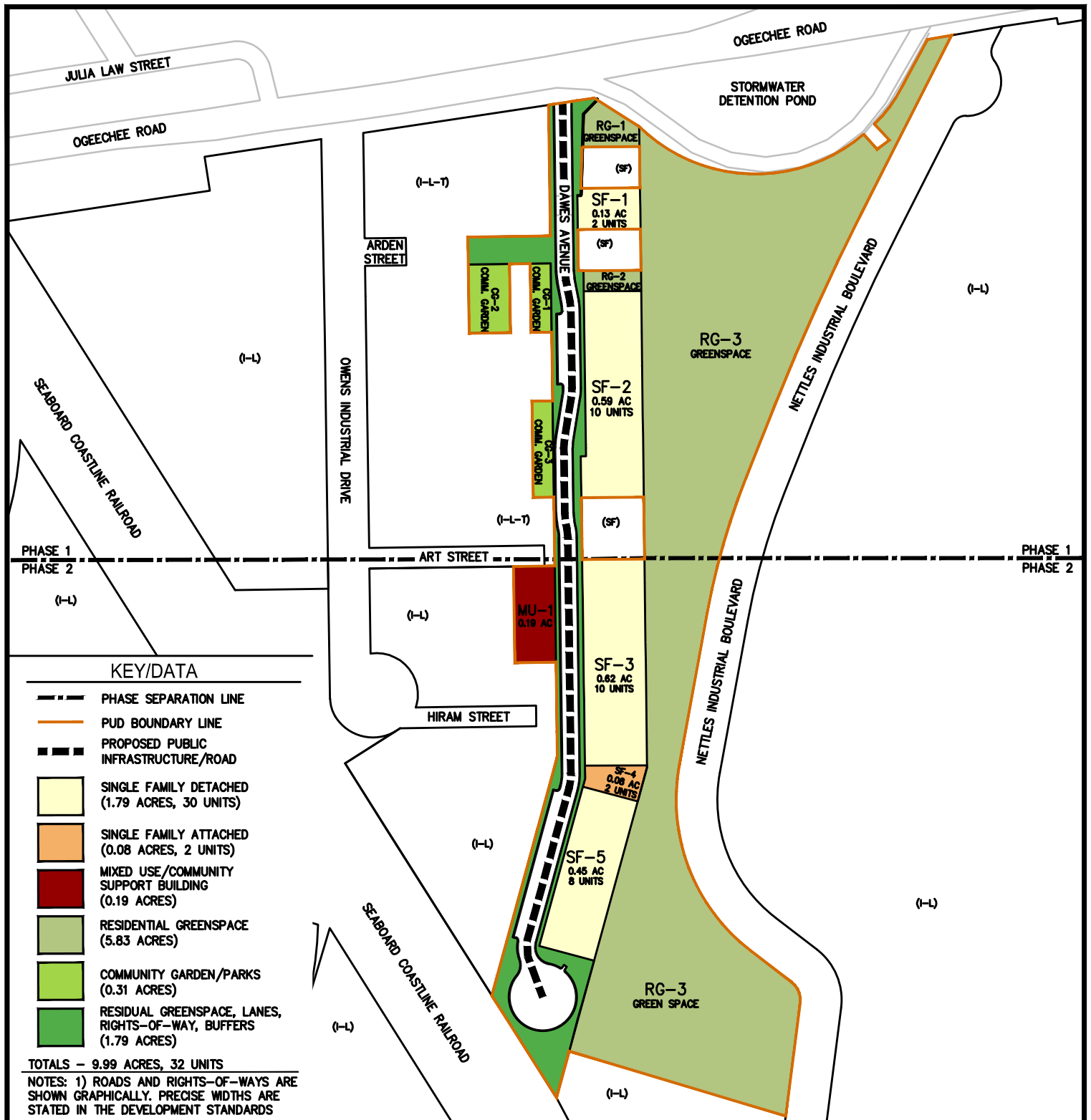
(j) **Definitions.**

The following definitions are specific to the Dawes Avenue PD and are in addition to definitions provided in Article 13.0 (Abbreviations and Definitions) of this Chapter. Where there are two definitions for the same word, the definition in this Section shall apply.

Theater/Cinema/Performing Arts. An establishment devoted to the showing of motion pictures or live performances. Does not include adult-entertainment establishments.

Utilities, Major. A large-scale utility such as a water or wastewater treatment plant, water tower, electrical generation plant or electrical transmission facility.

Utilities, Minor. All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, community wells, and lift stations.



GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

MASTER PLAN AMENDMENT DAWES AVENUE SAVANNAH, GEORGIA

Date: 05/30/2025

SECTION 3: That the requirements of Section 3.2 of the Zoning Ordinance adopted on the 18th day of July 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 ____ day of _____, 2026, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: 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 _____ 2026.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council