

## **Savannah Fairgrounds Planned Development.**

### **(a) Established.**

The Savannah Fairgrounds Planned Development (Fairgrounds 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 Fairgrounds PD will allow for a mixture of housing options and neighborhood-serving commercial and institutional uses.

### **(b) Control.**

The City of Savannah (City) is the property owner and serves as the master developer. The City may assign the role of master developer to another entity. When another entity serves as master developer, any site development plan submission to the City of Savannah must be accompanied with written approval from the City. Should the City transfer any property within the PD to another entity, the City shall provide the Metropolitan Planning Commission legal evidence of 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 Fairgrounds 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 approval by the Mayor and Aldermen. 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. *Phasing.*** Modification of the sequence of phases. Modification of designated uses within a phase shall require approval by the Mayor and Aldermen
- b. *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.
- c. *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 Fairgrounds 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.***

Each block within the master plan has a designation that corresponds to the uses permitted on that block, similar to a zoning district. The designations include Mixed Use (“MU”), Residential (“R”) and Open/Green Space (“G”). The “MU” designation does not restrict development to only mixed use. Uses permitted in each designation are located in Sec. (h). Where use standards are not provided in the table, they shall be set according to a default zoning district assigned to each tract in the master plan and listed in Sec. (i)(3). The master plan is provided on the last page of this Section.

**(2) *Phasing***

Phasing of development shall occur in the order and with the designated uses as shown in the phasing map. No building permits shall be issued for the phase containing the sound/film studio buildings prior to the establishment by the Mayor and Aldermen of one or more truck routes to serve such use.

**(3) *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 within the rights-of-way, sidewalks, and the possibility of public transit pick-up and drop-off locations. The final design standards for such elements will be as mutually agreed to between the master developer and the City of Savannah.

**(h) Permitted and Prohibited Uses.**

**(1) *Permitted Uses.***

The uses that are permitted within each block of the Fairgrounds PD are determined by the block designation: either “MU”, “R-1”, “R-2”, 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.

<b>Table 1: Permitted Uses by Block Designation and Use Standards</b>					
<b>USE</b>  (X) = Permitted (--) = Not Permitted or No Condition	<b>Block Designation</b>				<b>Use Conditions</b> See Sec. (h)(2) for prohibited uses and activities
	<b>Residential- 1 (R-1)</b>	<b>Residential- 2 (R-2)</b>	<b>Mixed Use (MU)</b>	<b>Green/Op en Space (G)</b>	
<b>RESIDENTIAL</b>					
One-family dwelling					
a. Detached					
b. Attached	X	--	--	--	--
c. Townhouse	X	X	--	--	--
	X	X	X	--	--
Two-family dwelling					
a. Over-under					
b. Side-by-side	X	X	--	--	--
	X	X	--	--	--
Three and Four-family dwelling	--	X	X	--	--
Multi-family dwelling	--	X	X	--	--
Upper Story Residential	--	--	X	--	--
Accessory Dwelling Unit	X	X	--	--	See Sec. (h)(3)(i)
Assisted living facility	--	X	X	--	--
<b>INSTITUTIONAL</b>					
Personal care home, Registered	X	--	X	--	--
Personal care home (family, group or congregate)	X	--	X	--	--
<b>CIVIC</b>					
<b>Park / Open Area</b>					
Community garden	X	X	X	X	--
Park	X	X	X	X	--
<b>Community Services</b>					

Library / Community center	X	X	X	--	--
Museum	--	--	X	--	--
Police / fire station or substation	X	X	X	--	--
Post office	--	--	X	--	--
<b>Day Care Services</b>					
Child/adult day care home	--	--	X	--	--
Child/adult day care center	--	--	X	--	--
<b>Educational</b>					
School, K-12	X	X	X	--	--
<b>Places of Worship</b>					
All places of worship	X	X	X	--	--
<b>COMMERCIAL</b>					
<b>Office</b>					
Office, general	--	--	X	--	--
Office, medical	--	--	X	--	--
Studio, multimedia production center	--	--	X	--	--
<b>Recreation</b>					
Indoor sports facility	--	--	X	--	--
Theater/cinema/performing arts	--	--	X	--	--
<b>Retail Sales</b>					
					See Sec. (h)(2) for prohibited Retail Sales uses and activities
Retail, general	--	--	X	--	--
Art/photo studio or gallery	--	--	X	--	--
Convenience store	--	--	X	--	See Sec. (h)(3)(ii)
Electric vehicle charging station	--	--	X	--	--

Food-oriented retail, including grocery	--	--	X	--	See Sec. (h)(3)(iii)
Pharmacy	--	--	X	--	--
<b>Services</b>					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	--	--
Repair-oriented services	--	--	X	--	--
<b>Eating Establishments</b>				--	See Sec. (h)(2) for prohibited Eating Establishment uses and activities
Restaurant	--	--	X	--	See Sec. (h)(3)(iv)
<b>Transportation</b>					
Principal use parking facility (structured only)	--	--	X	--	--
<b>Communications</b>					
Wireless Telecommunications Facilities	X	X	X	X	See Sec. 8.9.
<b>Utilities</b>					
Utilities, Minor	X	X	X	X	--
<b>OTHER</b>					
<b>Accessory Uses</b>					

Home Occupation	X	X	X	--	See Sec. 8.7.11, Home Occupations for uses and standards
Accessory Structures	X	X	X	X	See Sec. (h)(3)(v)
<b>Temporary Uses</b>					
Temporary Uses	X	X	X	--	See Sec. (h)(3)(vi)

**(2) *Prohibited Uses and Activities.***

The following uses and activities are not permitted:

- i.** Drive-thru facilities for any use.
- ii.** The sale of firearms and adult-oriented material.
- iii.** Adult-oriented entertainment.
- iv.** Pawn shops.
- v.** Package stores.
- vi.** Tobacco and smoke shops.
- vii.** Fuel station.
- viii.** Accessory alcohol sales for on-premise or off-premise consumption (i.e. in association with retail or a restaurant).

**(3) *Use Conditions.***

**i. *Accessory Dwelling Unit (ADU)***

- a.** ADUs shall be permitted only in association with single-family detached, single-family attached, and two-family 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. *Convenience store.***

- a.** Accessory alcohol sales shall not be permitted in association with a convenience store.

**iii. *Food-oriented retail, including grocery***

- a.** Accessory alcohol sales shall not be permitted in association with food-oriented retail and grocery uses.

**iv. *Restaurant***

- a.** Accessory alcohol sales shall not be permitted in association with a restaurant.

**v. *Accessory Structures for Parks and Outdoor Recreation Facilities***

- a.** Structures such as fences, bleachers, dugouts, playground equipment, splash pads, pavilions, restrooms, and concessions may be permitted in association with parks and outdoor recreation facilities. Any enclosed structure of this type with a building footprint greater than 2,500 square feet or which involves commercial activity shall require approval of the Planning Commission.



vi. *Temporary Uses.*

- a. Temporary uses are subject to the temporary use requirements of Sec. 8.8.

(i) **General Development Standards.**

The following general development standards are specific to the Fairgrounds 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 green space, as defined by the Landscape and Tree Ordinance, shall be provided for the entirety of the Fairgrounds PD. This standard shall apply to the entirety of the PD and not on a site, block, or phase basis. Subject to approval from the City of Savannah Park and Tree Department, nothing herein should be interpreted to eliminate the future ability to request an in-lieu-of payment to the Tree Fund should it become necessary due to any tree or greenspace shortfall for the project.

(2) ***Density.***

The number of dwelling units shall not exceed the number of units permitted per block 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-1 (R-1): Residential Two-family (RTF)
- ii. Residential-2 (R-2): Traditional Neighborhood-2 (TN-2)
- iii. Mixed Use (MU): Traditional Commercial-1 (TC-1)
- iv. Green/Open Space (G): Conservation-Park (C-P)

Use	Density	Lot Size Per Unit (min)	Lot Width (min)	Yard Setbacks	Building Lot Coverage (max)	Building Frontage (min)	Height [3]
Single-family detached [1]	See Master Plan	4,000 sf	40 ft	Front yard: 10 feet Side (interior) yard: 5 feet Side (street) yard: 10 feet Rear yard: 20 feet	50%	--	See Master Plan
Two-family dwelling/Single-family attached	See Master Plan	2,500 sf	Per Unit 25 ft		50%	--	See Master Plan
Townhouse/Stacked townhouse	See Master Plan	1,250 sf	Per unit 16 ft		50%	--	See Master Plan
Three and Four-family Dwelling	See Master Plan	1,100 sf	40 ft		50%	--	See Master Plan
Multi-family dwelling	See Master Plan	550 sf	50 ft	Front yard: 15 feet Side (interior) yard: 10 feet Side (street) yard: 15 feet Rear yard: 25 feet	50%	--	See Master Plan
Upper Story Residential	See Master Plan	None	30 ft		75%	70% [2]	See Master Plan
Nonresidential	See Master Plan	None	30 ft		75%	70% [2]	See Master Plan

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

[2] This standard applies to blocks where any part of the block is located within 700 feet of Meding Street.

[3] Maximum height at the setback line shall not exceed 36 feet and may increase by one (1) foot for every one (1) foot of distance toward the interior of the lot. This standard shall not apply to setbacks from property lines shared with the same use as the subject property, a mixed use building, or an apartment building.

**(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. Where a non-residential use, mixed use or multi-family use is proposed adjacent to a non-residential, mixed use or multi-family use, no use buffer shall be required. 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.

<b>Table 3: Off-street Parking Reduction Permitted by Use</b>	
<b>Use / Land Use Category</b>	<b>Permitted Reduction (Max)</b>
Single-family, Two-family, Three and Four-family	50% when all units in a building are certified affordable by the City Manager or his or her designee <b>OR</b> one space per affordable unit in mixed income buildings with a maximum of 50% of total units
Apartments, Upper Story Residential	25%; Dwelling units that are age-restricted for the elderly or designated for persons with disabilities shall provide a minimum of 0.5 spaces per dwelling unit
Educational (not including universities, colleges and technical schools)	25%
Office	25%
Eating Establishment	20%
Services	50%
Places of Worship	25%
Retail (up to first 2,000 sf)	50%
Community Services	75%

- ii. **Off-site Parking.**  
 Required off-street parking may be provided remotely at a distance of no more than 1,300 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 be 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 multi-family, mixed use and non- residential development shall be located within the interior of a block. Parking that cannot be located on the interior 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.

**(6) *Signage.***

- i.** For MU- blocks, signage shall comply with the standards in Sec. 9.9 (Signs) using the sign standards for the TC- zoning district.
- ii.** For all blocks other than MU-, signage shall comply with the requirements of the Residential Multifamily (RMF) district.

**(7) *Street Connections.***

To the extent practical, streets west of Meding Street should extend through the Fairgrounds PUD to provide physical interconnectivity, including when connecting public streets are unopened. This standard shall not apply to Fountain Street.

**(j) *Definitions.***

The following definitions are specific to the Fairgrounds 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.

***Assisted Living Facility.*** A facility that provides or arranges for the provision of housing, food service, custodial care and activities for ambulatory adults who may or may not require some degree of medical assistance but who do not require full-time nursing care. Individual living spaces within the facility are self-contained and include, at minimum, a living area, kitchenette, bathroom and sleeping area that may be shared by no more than two (2) persons. Common areas for socializing and a central kitchen and dining room are required. Each unit shall count as one-half (0.5) unit for the purposes of calculating density.

**Convenience Stores.** A retail establishment of up to 5,000 square feet of floor area that primarily sells food products, non-alcoholic beverages, candy, tobacco items, newspapers and magazines, limited personal, household and car care items, and that may include limited on-site food preparation.

**Mixed Use.** Any development or building that includes residential and nonresidential principal uses.

**Multi-family Residential.** A residential building containing five or more dwelling units.

**Nursing Home.** A state-licensed facility that admits patients by medical referral and for whom arrangements have been made for continuous medical supervision. It maintains the services and facilities for skilled nursing care and rehabilitative nursing care, and has an agreement with a physician and dentist who are available for any emergency and who are responsible for the general medical and dental supervision of the facility as required by Georgia Administrative Code Chapter 290-5-8. Nursing homes typically provide care for bed patients on a long-term basis. For the purposes of this Ordinance, this term includes traumatic brain injury facilities, which are regulated by Georgia Administrative Code Chapter 290-5-53.

This term does not include hospices, hospitals, intermediate care facilities, personal care homes, assisted living facilities, or any other type of facility that may be permitted under this Chapter as a nursing home unless it meets the definition of nursing home as set forth in the Georgia Administrative Code and is state licensed as a nursing home.

**Primary Entrance.** An entrance to a use that has or could have an individual street address. Service doors and emergency exits are not primary entrances.

**Story.** That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Provided, however, a basement that is entirely underground; a crawl space or partial basement that is four (4) feet or less above grade; and rooftop structures such as church spires, cupolas, chimneys, tanks and supports, penthouses used solely to enclose stairways or elevator machinery, HVAC equipment shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, is a story.

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

**Tobacco / Smoking Shops.** An establishment primarily engaged in the selling of smoking, tobacco, or cannabis products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation of

any substances. Tobacco products may include but are not limited to cigarettes, cigars, loose leaf tobacco, tobacco pipes, electronic smoking devices and accessories, vaporizers and accessories, and any other product, device or component used in the inhalation or injection of tobacco, nicotine or other substance.

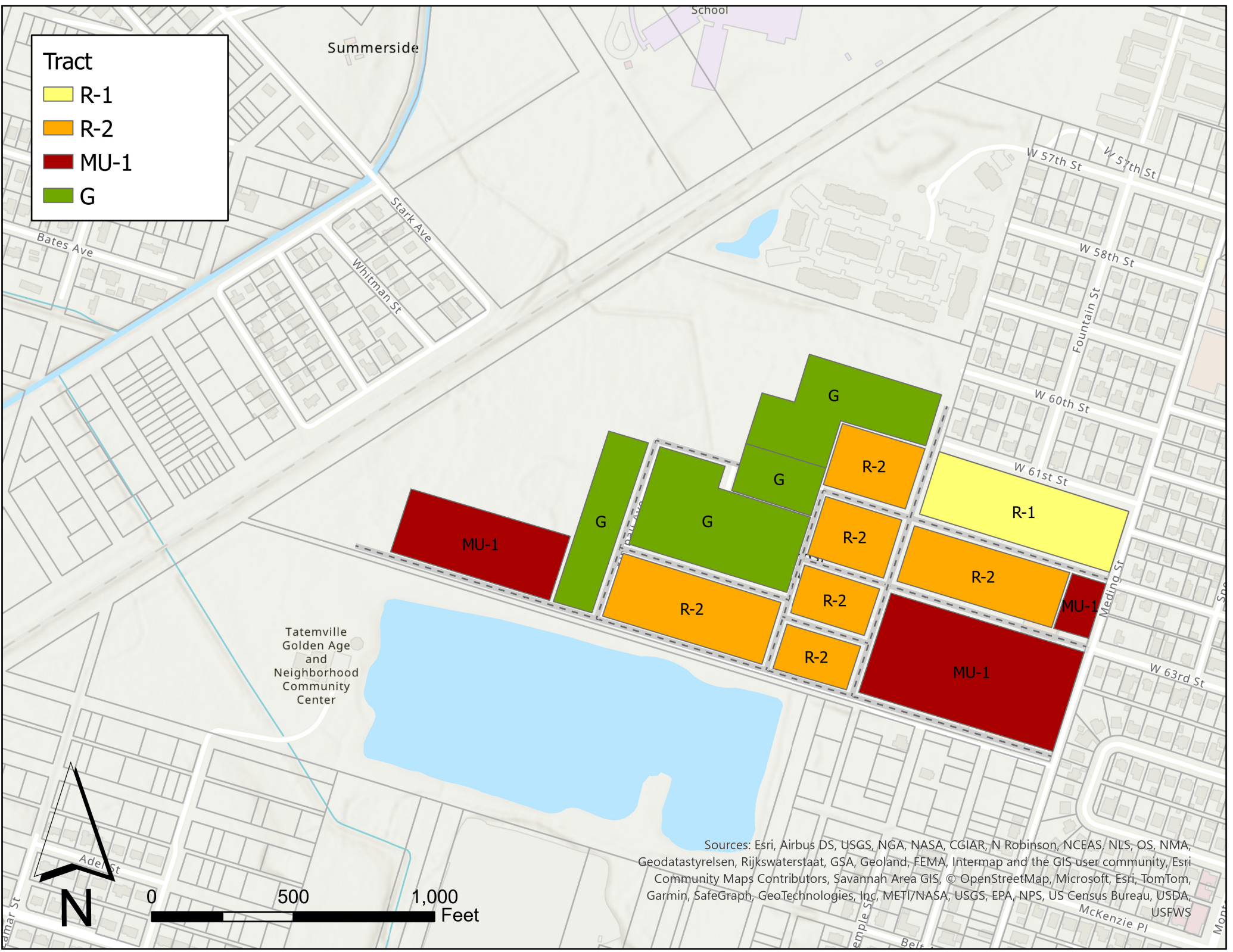
***Upper Story Residential.*** One or more residential dwelling units located above a floor which contains one or more commercial uses.

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

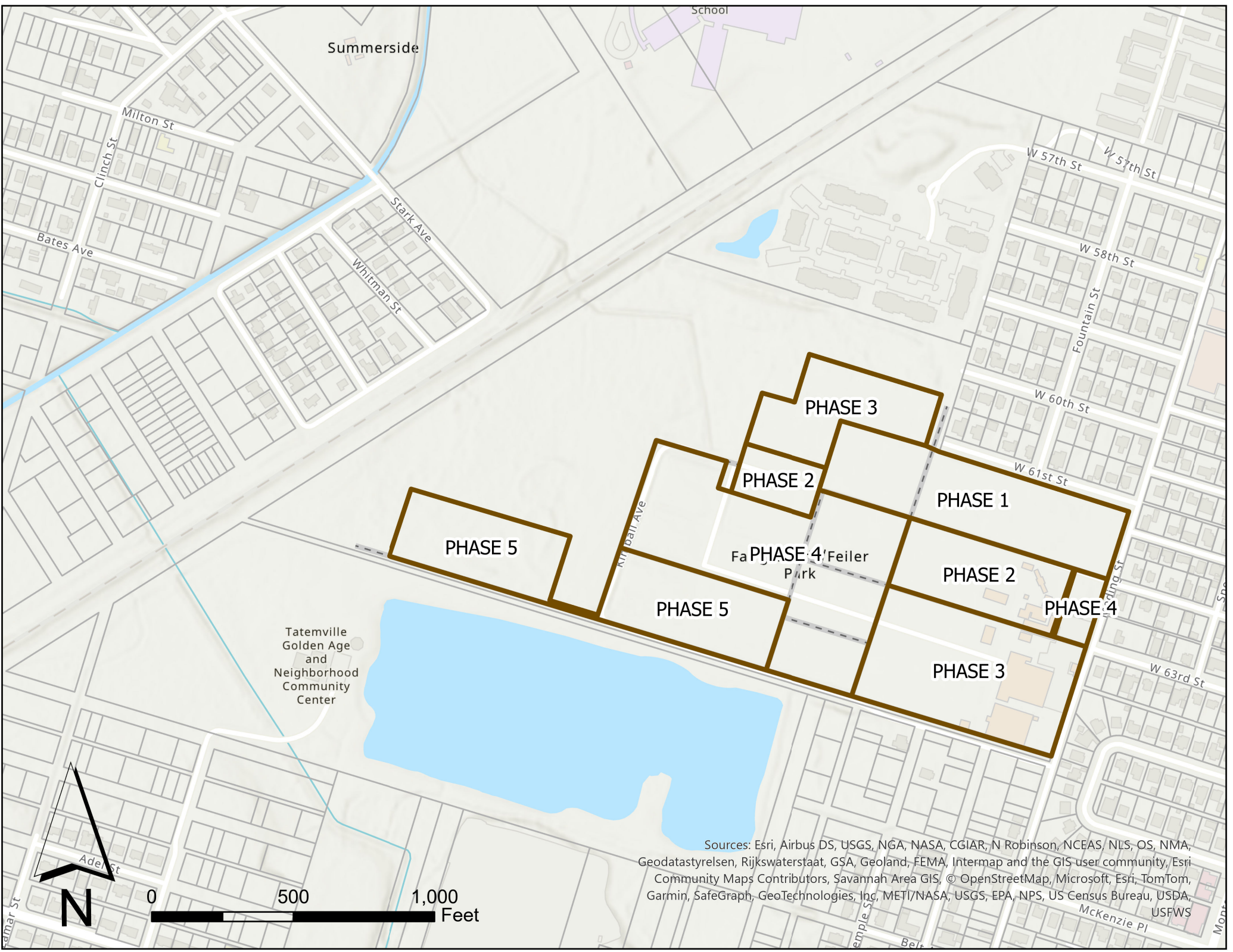
***Utilities, Minor.*** All utility facilities not considered major, including, but not limited to neighborhood-serving facilities such as pump stations, telephone exchanges, community wells, and lift stations.

**Tract**

- R-1
- R-2
- MU-1
- G



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Summerside

School

Milton St

Clinch St

Bates Ave

Stark Ave

Whitman St

W 57th St

W 57th St

W 58th St

Fountain St

W 60th St

W 61st St

PHASE 3

PHASE 2

PHASE 1

PHASE 5

PHASE 4

Fa Feiler Park

PHASE 2

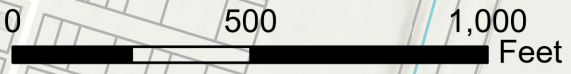
PHASE 4

PHASE 5

PHASE 3

Tatemville Golden Age and Neighborhood Community Center

W 63rd St



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



**Tract Max. Units Max. Sq. Ft. Max. Height (ft.) Max. Height (stories)**

Tract	Max. Units	Max. Sq. Ft.	Max. Height (ft.)	Max. Height (stories)
TH	30	N/A	40	3
TH	30	N/A	40	3
TH	30	N/A	40	3
TH	30	N/A	40	3
SH	100	N/A	50	3
MF	250	N/A	50	3
SF	40	N/A	36	2
YRF	N/A	90,000	50	3
CEB	0	100,000	50	3
Retail	N/A	25,000	40	2
Lake	N/A	N/A	N/A	N/A
Park	N/A	N/A	N/A	N/A
Rec	N/A	N/A	N/A	N/A
Rec	N/A	N/A	N/A	N/A

School  
 Conceptual land uses are shown. Permitted land uses are defined in the PD/master plan document and general tract map. Maximum floor areas, unit counts, and heights shown in this map are binding and may only be modified as allowed in the PD/master plan document.

TH - Townhouse  
 SH - Senior Housing  
 MF - Multifamily  
 SF - Single-family Detached  
 YRF - Youth Recreation Facility  
 CEB - Creative Exchange Building

