



# GWINNETT STREET APARTMENTS S-PD DEVELOPMENT & DESIGN STANDARDS

Small Planned Development Located at Southeast Corner of East Gwinnett  
Street and East Broad Street, Savannah, GA

## **Intent:**

The ordinance within the following document is meant to serve as the Design & Development guide for the development located on the southeast corner of East Gwinnett & East Broad Street.

## Small Planned Development – Gwinnett Street Apartments

### **PLANNED DEVELOPMENT.**

The Gwinnett Street Apartments Small-Planned Development (“Gwinnett Street Apartments PD”) is hereby established to encourage mixed-use development consisting of Commercial and Residential uses that serves an urban transit-oriented area and provides more intensive activities not readily assimilated into other districts.

### **THE MASTER PLAN & AMENDMENTS.**

The Master Plan for Gwinnett Street Apartments (“Master Plan”) is attached as the last page of this document. Any change to the approved master plan, except for matters described below, shall require approval by the Mayor and Aldermen of the City of Savannah.

*i. Major Modifications.*

Major modifications to the Master Plan that would otherwise be treated as variances under the City of Savannah Zoning Ordinance shall require review and approval by the Metropolitan Planning Commission (“MPC”) and are limited to the following:

- a. Development Standards.* Any development standard found in this PD where the minimum requirement, if any, is proposed to be reduced by 10 percent or more, or where the maximum requirement, if any, is proposed to be exceeded by 10 percent or more.
- b. Land-Use.* A change in the approved land use or a change that would introduce a use not previously approved.
- c. Parking.* A reduction in the number of parking spaces required by the PD.

*ii. Minor Modifications Permitted.*

Minor modifications to the Master Plan shall require review and approval by Metropolitan Planning Commission Staff. MPC Staff may forward a minor modification to the Metropolitan Planning Commission when MPC Staff deems that a public meeting is appropriate due to the nature of the modification requested. A denial by the Metropolitan Planning Commission staff may be appealed to the Metropolitan Planning Commission.

Minor modifications, include, but are not limited to:

- a. Development Standards.* Any development standard found in this PD where the minimum requirement, if any, is proposed to be reduced by less than 10 percent, or where the maximum requirement, if any, is proposed to be exceeded by less than 10 percent. Any Minor Modifications to increase Unit Density and height shall require review and approval by the Metropolitan Planning Commission.

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- b. Street relocation.* Any relocation of a street, road or lane shown on the Master Plan or any addition of a street, road or lane not shown on the Master Plan shall be submitted to the Metropolitan Planning Commission as a Site Development Plan.

*III. Variances.*

A denial of a decision by the Metropolitan Planning Commission with respect to matters

described in Article II may be appealed to the Zoning Board of Appeals and the variance process shall follow the procedure established in Article 3.21 of the City of Savannah Zoning Ordinance.

IV. *Subdivision.*

Any subdivision or recombination of lots shall be submitted to the Metropolitan Planning Commission prior to approval of a Site Development Plan.

V. *Site Development Plan.*

A Site Development Plan shall be required for any proposed development within the PD which shall be consistent with the Master Plan. The criteria for submittal shall be the same criteria as set forth in the Planned Development pursuant to Section 6.1 of the City of Savannah Zoning Ordinance.

**GENERAL DEVELOPMENT AND LAND USE STANDARDS.**

The following site development standards are specific to the Gwinnett Street Apartments PD and are in addition to the standards provided in this Chapter and elsewhere in this code. In the event of a conflict between this section and any other section contained herein, the standards in this section shall apply.

**PERMITTED USES.**

All of the principal uses, ground and upper floor, shown within the principal use table below are permitted by right, or permitted as a Special Use by the Metropolitan Planning Commission in accordance with the Special Use Review. Any use or activity not specifically identified as a permitted use in the table below shall be deemed to be a prohibited use, unless the City Manager or designee determines that a proposed use is similar to a permitted use in the PD. Additional uses not shown in the table may be added by amendment of the PD.

	Permitted Use	Limited Use	Special Use
<b>Residential</b>			
Apartments	X		
Upper Story Residential	X		
<b>Day Care Services:</b>			
Adult Care Center		X	
Child Care Center		X	
<b>Club or Lodge:</b>			
Private Club			X
<b>Community Services:</b>			
Cultural Facilities (Art/Photo Studio, gallery; museum; theater/cinema/performing arts)	X		
Post-Office/Mail Center	X		
Library/Community Center	X		
<b>Office:</b>			
Office, general	X		
Office, Medical	X		
Coworking Space	X		
<b>Indoor Recreation:</b>			
Indoor Amusement	X		
Indoor Sports Facility	X		
Theater/Cinema/Performing Arts	X		
<b>Retail Sales:</b>			
Retail, General	X		
Art/photo studio; Gallery	X		
Convenience Store		X	
Food-Oriented Retail	X		
Pharmacy/Drug-Store	X		
Plant Nursery	X		
Warehouse or Office Showroom/Flex Space			X
<b>Services:</b>			
Services, general	X		
Animal services, indoor		X	
Bank	X		
Interior Decorating	X		
Personal Service shops	X		
Body art services	X		
Business Support Services	X		
Catering Establishment	X		
Hall, Banquet or Reception			X
Instructional Studio or Classroom	X		
Repair Oriented Services	X		
<b>Eating and Drinking Establishments:</b>			
Distillery, Craft			X
Bar; Tavern			X
Restaurant	X		
Retail Consumption dealer (on premise consumption of alcohol)			X
Package store (not including wine specialty shops)			X
Wine Specialty Shop (not including package stores)			X
Brewery, Micro			X
<b>Industry, Manufacturing and Processing as follows:</b>			
Artisan/Craft		X	
<b>Communications:</b>			
Broadcast Transmission Tower			X

### Key to Types of Uses

- i. Permitted Use – a use permitted by right in the respective PD
- ii. Limited Use – a use that is permitted in the respective PD but may be subject to additional use standards in the respective PD and as described in Article 8.0, Use Standards of the City of Savannah Zoning Ordinance.
- iii. Special Use – A use that may be permitted in the respective PD only when approved by the Mayor and Aldermen in accordance with the procedures of Sec. 3.10, Special Use Permit. Special uses are subject to all other applicable requirements of the PD.

Use Standards	Lot Area per Unit (Min/max sq ft)	Lot Width (min ft)	Building coverage (max)	Building Frontage (min)	Building Setback (Max ft)	Unit Count/Square Footage (Max)	Block Length (Max ft)
Apartments	No min/max	20	100%	70%	-	185	500
Upper Story Residential	No min/max	20	100%	70%	-	185	500
Commercial	No min/max	20	100%	70%	-	10,000 SF	500

**RESIDENTIAL UNIT DENSITY.**

The maximum number of Residential Units within the respective PD shall be **185 Residential Units**.

**BUILDING HEIGHT.** (See Exhibit “A”)

**New Construction –**

Buildings shall be permitted to build to a maximum of Four (4) stories and 49 feet above grade.

- a. Parapets or mechanical screening no larger than 4’ in height shall not be counted against the maximum allowable height.

*Additionally, the following standards shall apply:*

- i. Stories are further clarified as follows:
  1. A mezzanine shall not count as a story.
  2. A basement that is entirely underground shall not count as a story.
  3. A crawl space or partial basement that is four (4) feet or less above grade shall not count as a story.
  4. Non-habitable rooftop structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over four (4) feet high; and mechanical or access structures shall not be considered a story.
  5. Habitable space such as restrooms, bars, dining areas, etc. within a roof or structures above a roof used other than to enclose stairways or elevator machinery shall be considered a story.
  6. In calculating the dimensions of a story, the following provisions shall apply, except in the case where the floor-to-floor heights can be shown to be historically predominately lower
    - a. The Exterior expression of the height of the ground floor shall not be less than 13 feet.
    - b. The exterior expression of the height of the upper stories shall not be less than (9) feet.
- ii. For commercial buildings, stories shall be configured as provided below:
  1. The first story shall be designed as a storefront as further defined in the Savannah Code of Ordinances Sec. 7.8.10.h. Commercial Storefronts. This does not apply to locations where a residential use is located on the first floor.
  2. Subdivide the facade horizontally into base, middle and top which may be utilized to meet the Façade Design Standards further defined below.. The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e. projecting horizontal band) or change in material. Such features may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.
    - a. The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.
    - b. The exterior visual expression of the top story of buildings over three (3) stories shall be distinctive from the stories below the top story.

**OFF-STREET PARKING AND LOADING REQUIREMENTS.**

Parking for this facility will be accommodated in the structure of the building or in the basement accessed from within the

property boundaries and shall comply with the parking requirements outlined in the PD. Parking calculations will be based on the Table Below.

**a. Calculation**

**i. Measurements**

1. The area of the use shall be measured in gross square feet, unless otherwise specified.
2. For the first 2,500 square feet of any nonresidential use, there shall be no minimum off-street parking space requirement. For square footage exceeding 2,500 square feet, the parking requirement shall be calculated using the table for "Minimum Parking Requirements".

**ii. Fractional Measurements**

When units or measurements determining number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half (0.5) shall require a full off-street parking space. However, when the units or measurements determining the reduction of the number of off-street parking spaces results in a fractional space, the fractional space shall not be counted.

**b. Bicycle Parking**

**i. Design Standards**

1. The required number of bicycle parking spaces shall comply with the requirements of the "Minimum Space Requirements" chart below;
2. Bicycle parking spaces shall take the form of fixed position bicycle racks; and
3. Bicycle parking spaces shall provide at least four (4) feet of walkway free of obstruction to allow for pedestrian movement.

**ii. Off-Street Vehicle Parking Credit for Bicycle Parking**

The required minimum number of off-street vehicle parking spaces may be reduced by one (1) space for every five (5) bicycle spaces above the minimum required, up to a maximum reduction of five percent (5%).

**c. Motorcycle and Moped Parking**

**i. Design Standards**

1. Parking spaces for motorcycles/mopeds shall be grouped or placed in clusters.
2. Each motorcycle/moped space shall be no smaller than four and one-half (4.5) feet in width and nine (9) feet in depth.
3. Each motorcycle/moped parking space shall be clearly marked with the words "motorcycle/moped only."

**ii. Off-Street Parking Vehicle Credit for Motorcycle/Moped Parking**

The required minimum number of off-street vehicle parking spaces may be reduced by one (1) space for every two (2) motorcycle/moped spaces provided, up to a maximum reduction of fifteen percent (15%).

**d. Parking Sight and Design Standards**

- i. All Site and Design Standards not specifically identified in the respective PD shall be governed by Section 9.3 "Off-Street Parking and Loading" of the City of Savannah Ordinance. More specifically, Sections 9.3.3, 9.3.4, 9.3.5, 9.3.7, and 9.3.8.

Minimum Space Requirements		
Residential Uses	Vehicle	Bicycle
All Residential Uses except as listed below:	1 per Unit	n/a
<b>Apartment/Upper Story</b>		
Studio	1 per Unit	1 per 10 Units
1 Bedroom	1 per Unit	1 per 10 Units
2 Bedrooms	1 per Unit	1 per 10 Units
3+ Bedrooms	1 per Unit	1 per 10 Units
<b>All Other Uses</b>		
Day Care Services:	1 per 400 SF	5% of Vehicle Parking
Club:	1 per 250 SF	5% of Vehicle Parking
Community Services:	1 per 400 SF	5% of Vehicle Parking
Office:	1 per 300 SF	5% of Vehicle Parking
Indoor Recreation:	1 per 300 SF	5% of Vehicle Parking
Theater/Cinema/Performing Arts	1 per 5 Seats	5% of Vehicle Parking
Retail Sales:	1 per 400 SF	5% of Vehicle Parking
Services:	1 per 400 SF	5% of Vehicle Parking
Eating and Drinking Establishments (except uses listed below):	1 per 250 SF	5% of Vehicle Parking
Distillery, Craft	1 per 250SF	5% of Vehicle Parking
Bar; Tavern	1 per 250SF	n/a
Restaurant	1 per 250SF	5% of Vehicle Parking
Brewery, Micro	1 per 250 SF	5% of Vehicle Parking
Food Hall	1 per 150 SF	5% of Vehicle Parking
Artisan/Craft	1 per 400 SF	n/a

## FENCES AND WALLS

Fences and walls shall comply with [Sec. 9.6, Fences and Walls](#), of the City of Savannah Ordinance except as provided below.

### i. Configuration

1. Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.
2. Fences, trellises and walls shall not extend beyond the front façade of a building except in the following cases:
  - a. A building set back on an east-west street with a front garden.
3. Where permitted, fences or walls shall not exceed 48 inches within the front yard.
4. A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

### ii. Materials

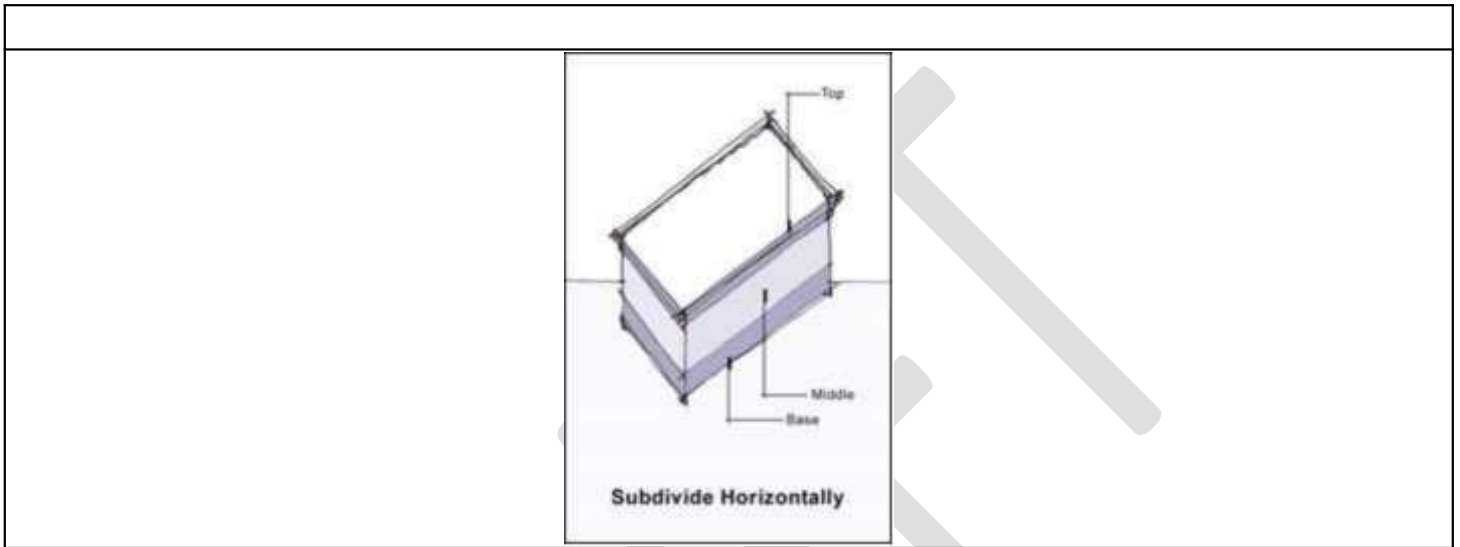
1. Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.
2. Wood fences shall be painted or stained wood.
3. Trellises shall be wood, metal or wire.
4. A masonry base shall be used with iron or extruded aluminum fencing.
5. Prohibited: PVC, corrugated metal, barbed wire, razor wire.

## **FAÇADE DESIGN STANDARDS.**

Buildings shall incorporate a minimum of two (2) of the following devices into the design:

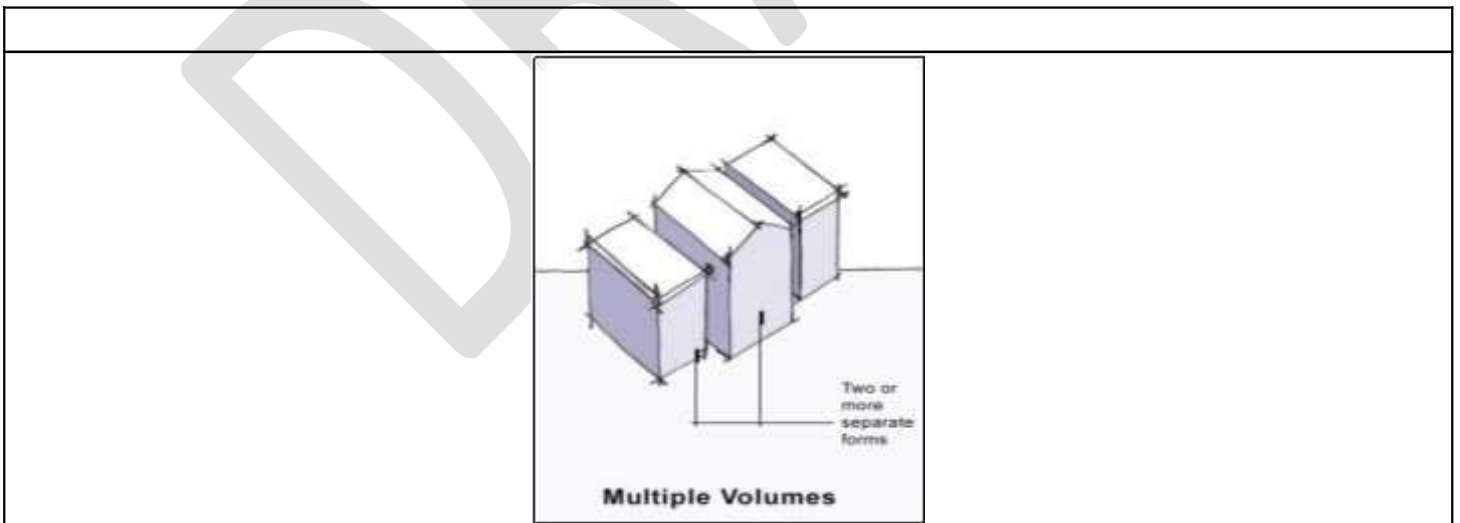
### 1. Division of the Façade Horizontally

Subdivide the façade horizontally into base, middle, and top (See Below). The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band) or change in material. Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.



### 2. Multiple Volumes

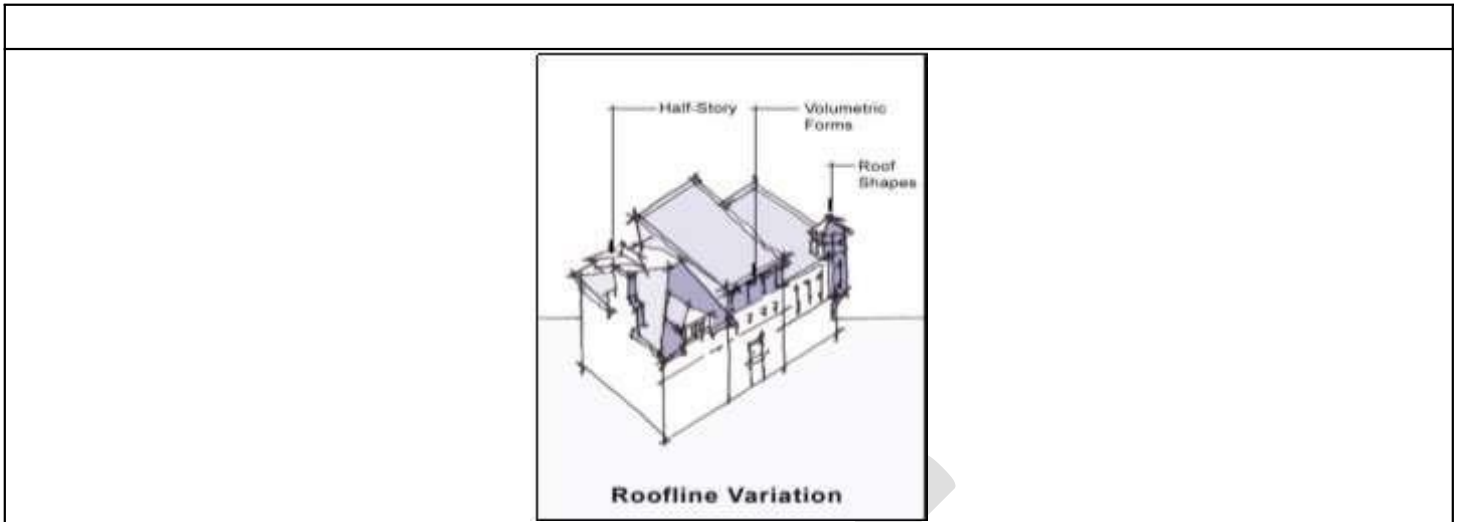
Use multiple detached volumes made up of two (2) or more separate forms to break up the building into two (2) or more structures (Figure below).



### 3. Roofline Variation

Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade (See below Image).





#### 4. Setback Standard

Incorporate setbacks within the facade. Setbacks between street fronting walls shall be at least 24 feet wide and Four (4) feet deep. Setbacks shall extend to the ground or begin immediately above the ground floor.

#### 5. Recess Standard

Incorporate recesses within the wall plane. Building frontage shall have recesses of at least 10 feet in width and Two (2) feet in depth (See below Image). Recesses shall extend to the ground or begin immediately above the ground floor.

### Exterior Wall Materials.

#### 1. Permitted Materials

- a. Exterior walls shall be finished in brick, wood, or fiber cement siding with a smooth finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels unfinished or with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.
- b. 3-Coat stucco over wood framing shall be permitted.
- c. Fiber cement panels, wood, or fiber cement siding shall be permitted on exterior walls.

#### 2. Prohibited Materials.

- a. Exterior walls shall not be finished in Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal-framing, T-111, corrugated metal, unpainted exposed CMU blocks, ceramic-based coatings, and sealers on siding.

### **SIGNS & MURALS.**

The purpose of this Section is to provide standards that allow for a comprehensive and balance system of signs and murals within the respective PD.

Sign Type	Max Sign Area	# of Signs Permitted	Additional Information
Temporary Sale/Promotional Signs	10% of Total glassed area or 40% of glassed area of display case	N/A	Section 1(a)
Portable Signs	6 sq. ft. per street frontage	1 per Business	Section 1 (b)
Temporary Sale and Leasing Signs	16 sq. ft.	Per Street Frontage	Section 1 (c)
Announcement Signs	3 sq. ft.	N/A	Section 1 (d)
Non-Advertising Traffic Guidance Sign	16 sq. ft.	1 per Business	Section 1 (e)
Principal Use Signs (Fascia)	For all principal uses occupying interior street frontage spaces, fascia signs shall be permitted of two (2) square feet of sign area per linear foot of frontage occupied by each principal use; provided that the maximum sign area of Forty-Five (45) square feet and minimum of twenty-Five (25) square feet shall be permitted per fascia sign allowed. Proposed signage must not be larger than the area shown on the attached "Exhibit B" in the PUD. For principal uses occupying a corner space, a fascia sign is not permitted.	1 per Business (must elect either fascia or projection)	Section 1 (f)
Principal Use Signs (Projecting)	For all principal uses occupying with street frontage, projecting signs shall be permitted of a maximum of twelve (12) square feet of sign area per sign face occupied by each principal use.	1 per Business (must elect either fascia or projection)	Section 1 (f)
Under-Awning or Canopy Signs	6 sq. ft. per street frontage	1 per principal entrance providing access	Section 1 (g)
Marquee Signs	80 sq. ft. per sign face.	1 per the Development	Section 1 (h)
Window and Transom Signs	N/A	N/A	Section 1 (i)
Murals	600 sq. ft. per mural	Maximum of 4 Murals	Section 1 (j)

<sup>1</sup>Additional Principal Use Signs shall require review and approval by Metropolitan Planning Commission Staff. A denial by the Metropolitan Planning Commission staff may be appealed to the Metropolitan Planning Commission.

1. Additional requirements for signs:

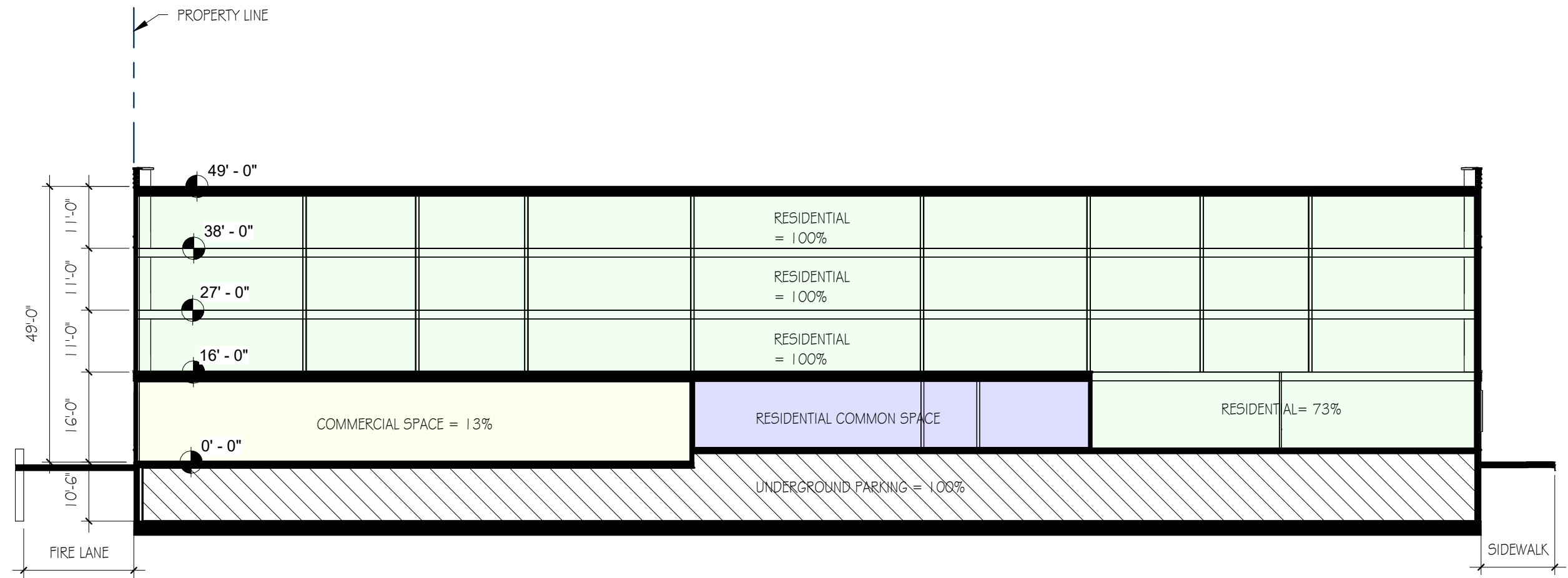
- a. Temporary signs. Temporary signs shall be permitted provided that:
  - i. Temporary sale or promotional signs shall be located wholly within a window or display.
- b. Portable Sandwich board or A-Frame Signs. Display frame materials are limited to wood or metal. Portable signs shall only be displayed during the establishment's hours of operation.
- c. Temporary Sale and Leasing signs: Signs erected during the promotion of sale, lease or rental of the property upon which the sign is located shall be permitted as follows:
  1. The sign shall be placed no closer than five (5) feet from the street right-of way or shall be attached to the principal use structure.
  2. Any such sign shall be removed within Fourteen (14) days after the property has been sold, leased or rented.
- d. Announcement signs. Announcement signs shall be permitted provided that:

- i. Announcement signs shall be attached flat against the face of the building, window, or door and shall only be permitted at the entrance or exit; provided such signs shall be restricted to emergency information, business hours, credit cards honored, or other such incidental information related to business and provided that such signs shall be three (3) square feet or smaller
  1. Licensed establishments serving food or drink may have an additional announcement sign not to exceed four (4) square feet for the purpose of displaying menus and/or entertainment provided therein.
  2. Registered trademarks, service marks, or portrayal of specific commodities shall not exceed ten percent (10%) of the total announcement sign area.
- e. Principal uses which operate an off-street parking area, available to the general public, shall also be permitted one (1) non-advertising traffic guidance announcement sign not to exceed an area of sixteen (16) square feet as a means of directing attention to such off-street parking facilities. Such sign may be attached to the underside of a canopy.
- f. Principal use and supplemental identification signs. Principal use and supplemental identification signs shall be permitted provided that:
  - i. Only one (1) principal use sign shall be permitted for each business establishment and may be mounted or erected as either (i) a fascia sign or (ii) as a projecting sign. Notwithstanding the foregoing, where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access, one (1) principal use sign for each frontage shall be permitted; provided, that only the maximum sign area computed for a given street frontage, as provided in below in (i) and (v), shall face that street. The copy area shall not exceed sixty percent (60%) of the display area of a principal use sign.
    1. Size, height and location of principal use signs. Such signs shall be limited by the most restrictive of the following:
      - a. Fascia signs.
        - i. No fascia sign shall extend above the parapet wall of the building or extend beyond the edge of the building or an adjoining principal use, nor shall such sign project out from the building facade more than fifteen (15) inches; provided, that for a principal use fascia sign on an awning or canopy, such sign shall project out from the building face no greater distance than would a permitted projecting sign.
        - ii. The fascia sign shall be located along the signable area of the building façade (As Shown in the Sign Exhibit attached hereto), and not more than seventy percent (70 percent) of the display area shall be occupied by such sign copy.
        - iii. In addition to the permitted principal use sign, one (1) canopy or awning principal use sign shall be permitted for each entrance providing public access. Such sign shall not exceed a size of more than one (1) square foot of sign face per linear foot of canopy or awning, or a maximum of twenty (20) square feet, whichever is lesser; provided, however, that the aggregate total principal use sign area for the subject use is not exceeded along that street frontage. Signs on the opposite ends of an awning shall be considered a single sign. Individual letters or symbols not to exceed six inches indicating use, address, or an exit or entrance, painted, stenciled or otherwise applied directly to any awnings or canopy within the district, shall be exempt from this provision.
      - b. Projecting signs.
        - i. The outer edge of a projecting sign shall not extend more than six (6) feet from the building to which it is attached.
        - ii. No projecting sign shall extend above the parapet wall of the building, and the lowest point of the projecting sign shall not be less than ten feet above the established grade.
    - ii. One (1) supplemental identification sign, not exceeding an aggregate sign area of four (4) square feet, shall be permitted adjacent to each entrance of the principal use.

- g. Under-awning or canopy signs. Signs shall not be less than one (1) foot from the outer edge of the canopy.
- h. Marquee signs. Marquee signs shall only be utilized to support the identity of the development. Signs shall not extend greater than (8) eight feet from the facade of a building. The height of a marquee sign shall not extend above the parapet wall of the building, and the lowest point of the marquee sign shall not be less than ten (10) feet above the established grade. Sign may be Single- or double-faced identification signs not exceeding (Eighty) 80 square feet in area per sign face (excluding architectural embellishments and decorative sign support structures), nor extending lower than ten (10') feet above the established ground level, noting the name of the development.
- i. Window and Transom Signs. Window and transom signs shall be permitted.
- j. Murals. Printed or Painted murals shall be permitted provided they are no larger than six-hundred (600) square feet per individual mural and must obtain approval by the City of Savannah's Historic Site and Monument Commission.
- k. Flags and Display Banners: Flags and banners shall be permitted provided that:
  - 1. Display banners and temporary signs be attached to designated site-furnishings, such as flag poles or light poles.
  - l. Development Signs. Development signs shall be permitted upon site equipment, construction fence coverings, buildings/structures under construction, and shipping containers located on-site. Development signs must be removed within 6 months of issuance of Certificate of Occupancy by the City of Savannah.
- 2. Signs within the public right-of-way. Signs within the public right-of-way shall be required to obtain an encroachment license from the City of Savannah.

DRAFT

# Exhibit "A"



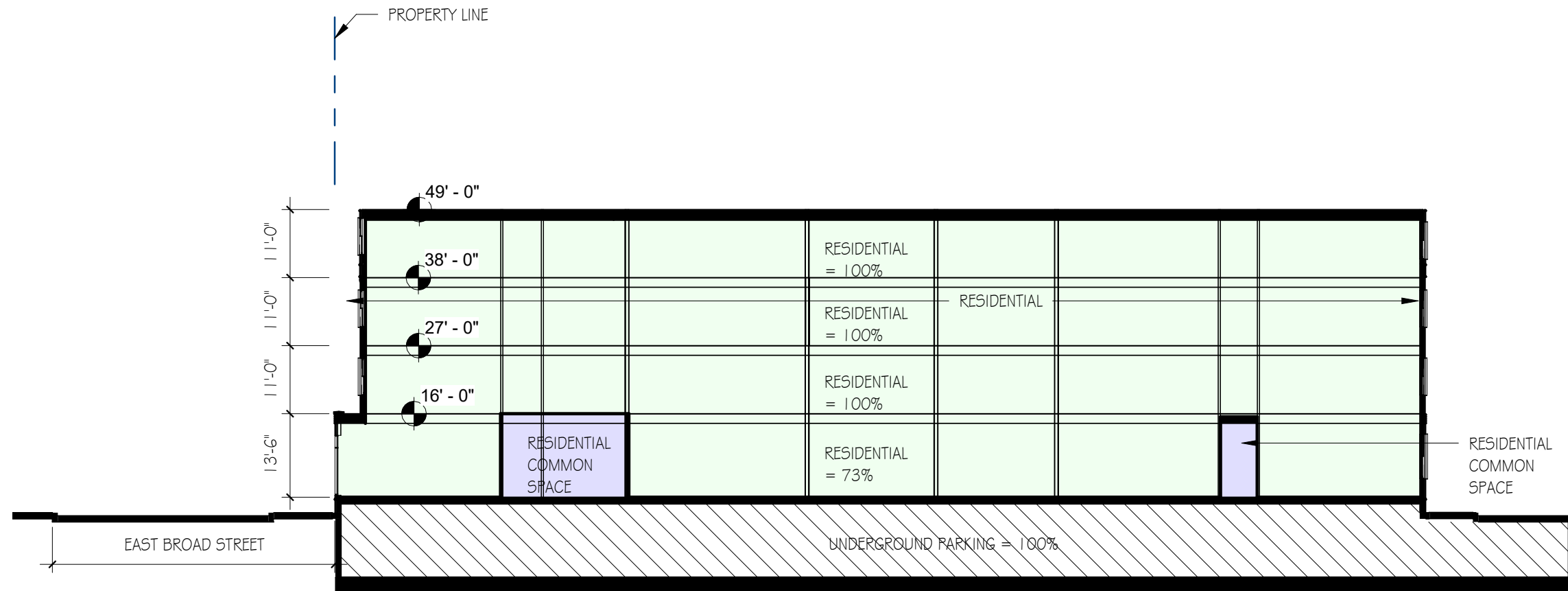
PUD SECTION DIAGRAM - EAST OF EAST

BROAD ST.

1

3/64" = 1'-0"

MIXED-USE RESIDENTAIL  
EAST BROAD STREET & EAST GWINNETT STREET



PUD SECTION DIAGRAM - SOUTH OF  
GWINNETT LANE

1

3/64" = 1'-0"

MIXED-USE RESIDENTIAL  
EAST BROAD STREET & EAST GWINNETT STREET

# Exhibit "B"



1 NB/SB - WEST PUD DIAGRAM  
 3/64" = 1'-0"

MIXED-USE RESIDENTAIL  
 EAST BROAD STREET & EAST GWINNETT STREET



02/27/2024



② 3D View 4



① BROAD & BOLTON - VIEW NE

MIXED-USE RESIDENTIAL  
 AT  
 EAST BROAD STREET & EAST GWINNETT STREET  
 PERSPECTIVES

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JOB NUMBER  
 N/A

CONTRACT DATE  
 JAN. 7.2021

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE  
 02/27/2024

CURRENT DRAWING STATUS  
 CONCEPT  
 DESIGN

A9





① GWINNETT & BROAD - VIEW SE



② BOLTON STREET ELEVATION

MIXED-USE RESIDENTIAL  
 AT  
 EAST BROAD STREET & EAST GWINNETT STREET  
 PERSPECTIVES

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