

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND SECTIONS 3.12 SPECIAL EXCEPTIONS, 3.21 VARIANCES, 5.4 PRINCIPAL USE TABLE, 5.7 RESIDENTIAL SINGLE-FAMILY DISTRICTS, 5.9 TRADITIONAL RESIDENTIAL, 5.12 TRADITIONAL NEIGHBORHOOD, 5.13 TRADITIONAL COMMERCIAL, 7.6 AFFORDABLE HOUSING OVERLAY DISTRICT, 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Text to be repealed shown in bold and strikethrough.*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

3.12 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 when the development includes affordable housing as provided in Sec. 7.6 Affordable Housing Overlay District.

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.

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. A special exception may be granted to permit a lot area per unit that is less than the minimum lot area per unit permitted by the zoning district when identified in Sec. 7.6 Affordable Housing Overlay District.e.**

*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.***

5.7 Residential Single-family Districts

5.7.3 Permitted Uses

a. Residential Uses

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

Housing Type	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5
Single-family detached	✓	✓	✓	✓	✓	✓
<u>Two-family (over-under)</u>	--	--	--	--	<u>L</u>	--
<u>Two-family (side-by-side)</u>	--	--	--	--	<u>L</u>	--

5.7.10 Additional Requirements Applicable to Residential Single-family Districts

f. RSF-6 District

~~{Reserved}~~

- i. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

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

5.9.5 Development Standards for Permitted Uses

Development in any TR- district shall meet the development standards as set forth below.

5.9.5 Development Standards for Permitted Uses						
Standards	TR-1		TR-2		TR-3	
	Street	Lane	Street	Lane	Street	Lane
Vehicle Access						
Lot Dimensions (min)						
<u>Single-family Detached</u>						
Lot area (sq. ft.)	3,000	3,000	3,000	3,000	3,000	3,000
Lot width (ft.)	40	30	40	30	40	30
<u>Single-family Attached</u>						
Lot area per unit (sq. ft.)	--	2,250	--	--	--	--
Lot width per unit (ft.)	--	20	--	--	--	--
<u>Two-family (side-by-side)</u>						
Lot area per unit (sq. ft.)	--	2,250	--	-- 2,250	--	--
Lot width per unit (ft.)	--	20	--	-- 20	--	--
<u>Two-family (over-under)</u>						
Lot area per unit (sq. ft.)	2,250	2,250	2,250	2,250	--	--
Lot width per unit (ft.)	22.5	20	22.5	20	--	--
<u>Three & Four-Family</u>						
Lot area per unit (sq. ft.)	--	1,800	--	--	--	--
Lot width per unit (ft.)	--	15	--	--	--	--
<u>Nonresidential</u>						
Lot area (sq. ft.)	--	--	--	--	--	--
Lot width (ft.)	--	--	--	--	--	--
<u>Building Coverage (max)</u>						
Two-Family, Three & Four-Family	40%		40%		40%	

5.9.5 Development Standards for Permitted Uses						
Standards	TR-1		TR-2		TR-3	
	Street	Lane	Street	Lane	Street	Lane
All other housing types & uses	50%		50%		50%	
Building Setbacks (ft)						
Single-Family Detached						
<u>Front yard</u>	5 (min); 10 (max)		5 (min); 10 (max)		5 (min); 10 (max)	
<u>Side (interior) yard</u>	3 (min)		3 (min)		3 (min)	
<u>Side (street) yard</u>	10 (max)		10 (max)		10 (max)	
<u>Rear yard</u>	20 (min)		20 (min)		20 (min)	
From access easement	5 (min)		5 (min)		5 (min)	
All other housing types & uses						
Front yard	5 (min); 10 (max)		5 (min); 10 (max)		5 (min); 10 (max)	
Side <u>yard</u> (interior)	5 (min)		5 (min)		5 (min)	
Side yard (<u>street</u>)	10 (min)		10 (min)		10 (min)	
Rear yard	20 (min)		20 (min)		20 (min)	
From access easement	5 (min)		5 (min)		5 (min)	
Building separation	See Fire Code		See Fire Code		See Fire Code	
Height (max ft)	36		36		36	
Accessory Structure Setbacks	See Sec. 8.7		See Sec. 8.7		See Sec. 8.7	

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. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

c. TR-2 District

~~[Reserved]~~

- i. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

d. TR-3 District

~~[Reserved]~~

- i. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

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. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

c. TN-2 District

- iii. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

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. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

ARTICLE 7.0 OVERLAY DISTRICTS

{Reserved}

7.6 Affordable Housing Overlay District

7.6.1. Purpose

The purpose of the Affordable Housing Overlay District is to increase housing availability, accessibility, and affordability options by encouraging the development of new housing opportunities that meet a broader range of needs and serve a more diverse population. This overlay seeks to provide increased flexibility and additional opportunities for regulatory modifications and is designed to foster innovative programs that enhance housing availability and affordability for all who choose to make Savannah their home.

7.6.2. Applicability

- a. Affordable housing shall be defined as housing that is accessible to households of varying income levels, where the cost of rental or ownership does not exceed 30% of the household's gross income.

Commentary: For further information on the different affordable housing types, please refer to the Resolution adopted by City Council on November 7, 2024.

- b. The Affordable Housing Overlay (“AHO”) District shall be identified on the official zoning map as “AHO”.
- c. All projects claiming affordable housing shall be required to be certified by the City Manager or their designee.

7.6.3. Housing Diversity and Density Program

This program is designed to enable and regulate density increases for affordable housing within specific neighborhoods and zoning districts. Density increases will be achieved by permitting a reduced lot area per unit, below the minimum required by these zoning districts, and by allowing additional housing types based on Sec. 5.4. and Sec. 8.1. The reduced lot area shall be utilized specifically to increase affordable housing supply in accordance with the goals of this ordinance.

- a. Zoning District Standards. When a development has access from both a lane and a street and affordable housing is provided, the following modifications to standards

may be applied by right. Any variation to these standards shall require a Special Exception in accordance with a Sec. 3.12 Special Exceptions.

i. TR-1 Zoning District.

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.

ii. TR-2 District.

1. The two-family (side-by-side) housing type 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.

iii. TN-1 District.

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.

iv. TN-2 Districts.

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.

v. TC- Districts.

- a. The minimum lot area per unit for Two-family and Three- Four-Family may be reduced by 50%.
- b. The minimum lot width per unit for Two-family (over-under) and Three-family/Four-family may be reduced by 5 feet.
- c. Required vehicle parking shall be 0.5 spaces per dwelling unit.

vi. RSF-6 Districts.

1. Two-family (side-by-side and over-under) may be permitted.
2. The minimum lot area per unit shall be 2,250 square feet.
3. The front yard setback may be reduced by 50%.
4. Required vehicle parking shall be 0.5 spaces per dwelling unit.

b. Special Exceptions

When a parcel is located in the Affordable Housing Overlay District and affordable housing is provided, the Planning Commission shall have the authority to grant modifications in accordance with Sec. 3.12 Special Exceptions, which may otherwise require a variance, as described below.

i. Development Standards defined in Article 5.0 Base Zoning Districts and 9.3 Off-Street Parking and Loading.

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. Where no affordable housing is provided, the applicable Development Standards table in Article 5.0 shall apply.
- b. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

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