

**PROPOSED REVISIONS**

The revisions are redlined, with an accompanying "Proposed Revisions" text box to provide a detailed explanation of each change.

**DIVISION II  
PART 8- PLANNING AND REGULATION OF DEVELOPMENT  
CHAPTER 3. - ZONING  
ARTICLE 3.0 APPLICATION AND REVIEW PROCEDURES**

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**3.21 Variances**

**3.21.1 Purpose**

Certain requirements of this Ordinance that will not be contrary to the public interest may be varied by the applicable review authority, where, owing to special conditions, a literal enforcement of such requirements, will, in an individual case, result in practical difficulty or unnecessary hardship.

*Commentary: For the purposes of this Section, “review authority” shall mean the Zoning Board of Appeals, Planning Commission, Historic Preservation Commission or the Savannah Downtown Historic Board of Review.*

**3.21.2 Applicability**

- a. Certain requirements may be achieved through alternative compliance. Where alternative compliance is possible, it is specified elsewhere in this Ordinance.
- b. Certain requirements shall not be variable. Such requirements are specified in this Section and may be specified elsewhere in this Ordinance. Any application for a variance that is not permitted by this Ordinance shall not be processed.
- c. The following review authorities shall have the ability to grant variances as specified below.
  - i. The Zoning Board of Appeals for variances not associated with a major development plan in the case of appeals; and
  - ii. The Planning Commission for variances associated with a development plan.

**3.21.3 Application Process**

As described below, an application for a variance shall be submitted to the applicable review authority.

**a. Zoning Board of Appeals**

Prior to the submittal of an application for a variance, the applicant shall participate in a pre-application conference with the Planning Director.

**b. Planning Commission**

Prior to the submittal of an application for a variance, the applicant shall participate in a pre-application conference with the Planning Director.

c. **Historic Preservation Commission**

Prior to the submittal of an application for a variance, the applicant shall participate in a pre-application conference in accordance with the process for a Certificate of Appropriateness for local historic districts and local historic properties, as specified in Sec. 3.18.4, Pre-application Conference.

d. **Savannah Downtown Historic Board of Review**

Prior to the submittal of an application for a variance, the applicant shall participate in a pre-application conference in accordance with the process for a Certificate of Appropriateness for the Savannah Downtown Historic District, as specified in Sec. 3.19.4, Pre-application Conference.

### **3.21.4 Reserved**

### **3.21.5 Required Public Hearing/Public Hearing and Public Notice**

Once the application has been determined complete, the Planning Director shall schedule a public hearing, as applicable, and give public notice in accordance with Sec. 3.2, Public Notice.

### **3.21.6 Burden of Proof**

The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the applicable review authority to reach conclusions set forth below as well as have the burden of persuasion on those issues.

### **3.21.7 Action by the Review Authority**

- a. The applicable review authority shall hold a public hearing on the proposed variance and has the authority to approve, approve with conditions or deny the variance.
- b. In granting any variance, the review authority may prescribe reasonable and appropriate conditions and safeguards, including but not limited to reasonable time limits within which the action for which variance is required shall be begin or be completed, or both.

### **3.21.8 Limitations on Power to Grant Variances**

As specified below, the granting of a variance shall have limitations.

- a. **Use and Use Condition(s) Variance Prohibited**

- i. A variance shall not be granted which would permit a use that is not permitted by this Ordinance or that is not permitted in the zoning district in which the property affected by the variance is located.

*Commentary: If a desired use is not permitted in a particular zoning district, an application for a text amendment can be submitted to petition for such use in the district. Alternatively, a rezoning application can be submitted to petition for a zoning district that would permit the desired use.*

- ii. A variance shall not be granted which would vary any use condition except for a variance for dimensional or measurable developmental requirements and to time limitations applicable to the use.

**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.

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The standards for 3.21.8.b.ii apply exclusively to neighborhoods and specific zoning districts as identified in Sec. 7.6 Affordable Housing Overlay District. Additional neighborhoods and zoning districts may only be included in accordance with Sec. 3.5 Zoning Map Amendment and Sec. 3.7 Zoning Text Amendment.

*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~~ may 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.*

**c. Height Map Variance Prohibited for Savannah Downtown Historic District**

A variance shall not be granted to permit height greater than the maximum height established on the Savannah Downtown Historic District Height Map.

**d. Variances to Conditions of Development Approvals**

The review authorities authorized to grant variances, as specified in Sec. 3.21.2, shall not grant a variance to any condition of approval that has been granted by another review authority. An amendment to a condition of approval by any review authority shall be approved only by the granting review authority.

**3.21.9 Authority to Grant Variances**

Each review authority shall have the authority to grant variances as specified below.

**a. Zoning Board of Appeals**

**i. Variance Authority**

1. The Zoning Board of Appeals may grant variances only to those standards that are not within the purview of the Planning Commission.
2. The Zoning Board of Appeals may grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; variable standards in Article 10.0, Natural Resource Standards.

**ii. Variance Criteria**

The criteria in Sec. 3.21.10 shall be the basis of granting a variance request.

**b. Planning Commission**

**i. Variance Authority**

The Planning Commission may grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; any variable standards in Article 10.0, Natural Resource Standards. Variances shall be reviewed concurrently with the submittal for a development plan.

**ii. Variance Criteria**

The criteria in Sec. 3.21.10 shall be the basis of granting a variance request.

**c. Savannah Downtown Historic District Board of Review**

**i. Variance Authority**

The Savannah Downtown Historic Board of Review may grant variances from the measurable design standards as provided in Sec. 7.8, Savannah Downtown Historic Overlay District; the building setback, and coverage in Article 5.0, Base Zoning Districts; and, from the sign standards in Sec. 9.9, Signs. The variance shall be reviewed concurrently with the submittal for a Certificate of Appropriateness. The Board may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of the design standards.

**ii. Variance Criteria**

The below criteria shall be the basis of granting a variance request in addition to the criteria in Sec. 3.21.10. If there is non-compliance with at least one of the criteria below or within Sec. 3.21.10, the variance shall not be approved.

1. By reason of unusual circumstances, the strict application of the design standards would result in exceptional practical difficulty or undue hardship upon any owner of any specific property.
2. The variance shall remain in harmony with the general purpose and intent of the design standards so that the architectural or historic integrity or character of the property shall be conserved, and substantial justice done.

### **3.21.10 Criteria for Approval**

The responsible review authority shall make a finding that the variance request does comply or does not comply with each individual criterion provided below. The Zoning Board of Appeals shall consider the criteria below when determining whether a variance shall be approved.

**a. General Consistence**

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan, and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.

**b. Special Conditions**

- i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.
- ii. The special conditions and/or circumstances do not result from the actions of the applicant.
- iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

**c. Literal Interpretation**

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

**d. Minimum Variance**

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings or structures.

e. **Special Privilege Not Granted**

The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.

**3.21.11 Time Limits for Variances**

a. **Variances Approved by the Zoning Board of Appeals**

Approval of a variance pursuant to the provisions of this Ordinance shall become null and void unless the following is completed in the time period specified:

- i. A variance requires a building permit shall expire after twelve (12) months from the date of approval if no building permit is issued. If a building permit is issued and expires under the terms of this Ordinance, the variance requiring the building permit shall also become null and void at the same time the building permit expires.

b. **Variances Approved by the Planning Commission**

Approval of a variance pursuant to the provisions of this Ordinance shall be valid for the same time period as the associated approved development plan or building permit. Upon the expiration of an approved development plan or the subsequent approved building permit that are consistent with the approved development plan, the variance shall become null and void.

**3.21.12 Circumstances which May Cause a Variance to be Revoked**

A variance may be revoked if at least one of the circumstances described in Sec. 12.8.d. is found to exist by the City Manager or his or her designee.

**3.21.13 Appeals**

Final action on a variance may be appealed in accordance with Sec. 3.23, Appeals.

**3.21.14 Limitations on Variance Applications**

If the Zoning Board of Appeals or Planning Commission deny an application for a variance request the applicant shall not resubmit a variance application for the same previously requested variance on any part or all such property for a period of 12 months from the date of the written decision by the Zoning Board of Appeals or Planning Commission.

## 3.12 Special Exceptions

### 3.12.1 Purpose

This Section establishes procedures for providing relief from specified standards within this Ordinance. It is not the intent of the special exception to eliminate such standards, but rather to provide a process by which exceptions can be made for individual circumstances.

### 3.12.2 Applicability

- a. Special exceptions to specific provisions of this Ordinance may be considered only for the following:
  - i. To extend the hours of operation required for certain uses where hours are limited.
  - ii. To reduce the minimum distance between certain uses when a separation is required by Secs. 8.1 thru 8.8.
  - iii. To provide alternate buffering and/or screening for certain uses when either is required by Secs. 8.1 thru 8.8.
  - iv. To decrease the distance from a property line required for certain uses and activities as required by Sec. 8.1 thru 8.8.
  - v. To increase the maximum number of fuel pump stations within a TC- or D- zoning district.
  - vi. To increase the height of items being stored for certain uses when height is limited by Secs. 8.1 thru 8.8.
  - vii. To increase the percentage of building permitted to be used for a specific use or activity where the percentage is limited.
  - viii. To increase the amount of outdoor storage area in the IL-R zoning district.
  - ix. To increase the maximum building footprint where the footprint is limited in ARTICLE 5 or Secs. 8.1 thru 8.8.
  - x. To adjust Preservation and Design Standards for local historic districts as follows:
    1. Secs. 7.8.8, 7.9.8, 7.10.8, and 7.11.8 Secretary of the Interior's Standards and Guidelines for Rehabilitation.
    2. Secs. 7.8.10, 7.9.10, 7.10.10, and 7.11.10 Design Standards.
  - xi. To adjust side, front, and rear yard setback requirements where limited in Article 5.0 Base Zoning Districts as follows:
    1. Up to a one (1) foot adjustment may be approved by the Planning Director in all local historic districts.
    2. More than one (1) foot up to a two (2) foot adjustment may be approved by the Historic Preservation Commission or Historic District Board of Review.
  - 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.
- b. When a special use includes any of the above use standards, any proposed change to the standard shall be reviewed under the special use permit process (See Sec. 3.10).

**PROPOSED REVISIONS**

The revision links back to the neighborhoods and zoning districts that are identified in Sec. 7.6 Affordable Housing Overlay District.

**3.12.3 Required Public Notice**

Public notice shall be provided in accordance with the procedures in Sec. 3.2, Public Notice.

**3.12.4 Review by the Planning Commission**

All special exceptions, except for special exceptions as identified in Sec. 3.12.2.a.ix - xi, shall be considered by the Planning Commission at a public hearing.

**3.12.5 Review by Historic Preservation Commission**

Special exceptions, as identified in Sec. 3.12.2.a.ix - xi, not to include buildings within the Savannah Downtown Historic Overlay District, shall be considered by the Historic Preservation Commission.

**3.12.6 Review by Savannah Downtown Historic District Board of Review**

Special exceptions, as identified in Sec. 3.12.2.a.ix - xi for the Savannah Downtown Historic Overlay District shall be considered by the Savannah Downtown Historic Board of Review.

**3.12.7 Review Criteria for Special Exceptions**

When reviewing a special exception request, a finding shall be made by the Planning Commission, the Historic Preservation Commission, or the Savannah Downtown Historic District Board of Review for each of the criteria listed below.

- a. Whether the use for which the special exception is being considered would be located, operated and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance;
- b. Whether the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.
- 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.

**PROPOSED REVISIONS**

New review criteria added to support Sec. 7.6 Affordable Housing Overlay District.

### **3.12.8 Additional Conditions, Restrictions and Safeguards**

The Planning Commission or the Historic Preservation Commission, or the Savannah Downtown Historic District Board of Review may include conditions, restrictions or limitations as part of the approval in order to protect public health, safety and welfare. When a special exception is approved with conditions, those conditions shall run with the land and shall be binding on the original applicant as well as any successor.

### **3.12.9 Time Limitations for Approved Special Exceptions**

Approval of a special exception pursuant to the provisions of this Ordinance shall become null and void unless the following is completed in the time period specified:

- a. For any special exception that would not require a building permit, the special exception shall be acted upon within one (1) year from the special exception was granted; or
- b. For any special exception that would require a building permit, the related building permit shall have been issued and have remained continuously valid thereafter within two (2) years from the date the special exception was granted.

### **3.12.10 Appeals**

Final action on the petition may be appealed in accordance with Sec. 3.23, Appeals.

## ARTICLE 5.0 BASE ZONING DISTRICTS

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### 5.3 Categorization of Uses

#### 5.3.2 Interpreting the Principal Use Table

a. **General**

The master use table is in Sec. 5.4, Principal Use Table. The table is subject to the explanation of types of use as set forth below.

b. **Key to Types of Use**

i. **Uses Permitted By Right**

A “√” indicates that a use is permitted by right in the respective base zoning district.

ii. **Limited Uses**

An “L” indicates that a use is permitted in the respective zoning district but may be subject to additional use standards. The “Standards” column on the principal use table is a cross-reference to any use standard listed in Article 8.0, Use Standards.

iii. **Special Use Review**

An “S” indicates a use that may be permitted in the respective base zoning district 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 this Ordinance, including the additional use standards contained in Article 8.0, Use Standards, except where such use standards are expressly modified by the Mayor and Aldermen as part of the special use approval.

iv. **Uses Not Permitted**

A blank cell in the principal use table indicates that a use is not permitted in the respective district.



## 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	✓	✓	✓	✓	✓	✓
Two-family (over-under)	--	--	--	--	<u>L</u>	--
Two-family (side-by-side)	--	--	--	--	<u>L</u>	--

**PROPOSED REVISIONS**

Two-family housing types—both over-under and side-by-side—have been incorporated into the RSF-6 zoning district to support Section 7.6, Affordable Housing Overlay District

### 5.7.10 Additional Requirements Applicable to Residential Single-family Districts

f. **RSF-6 District**

~~{Reserved}~~

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

**PROPOSED REVISIONS**

The RSF-6 zoning district is linked to Section 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:

#### **a. Traditional Residential-1 (TR-1)**

Residential development in the TR-1 district allows for a variety of housing types including single-family detached, single-family attached, two-family over/under and three-four family. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Cuyler-Brownville, Eastside and Midtown.

#### **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.

#### **c. Traditional Residential-3 (TR-3)**

Residential development in the TR-3 district allows for single family detached residences. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Cann Park, Cuyler-Brownville, Jackson Park and Live Oak.

**Commentary:** The boundaries of the neighborhoods listed above are determined by the City of Savannah.

### 5.9.2 Comprehensive Plan Future Land Use Map Consistency

Traditional Residential districts are allowed only in the Future Land Use Map Categories below.

- a. Traditional Residential;
- b. Traditional Neighborhood.

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

**PROPOSED REVISIONS**

In the TR-1 and TR-2 zoning districts, the by right uses (✓) have been changed to limited uses (L) permitting property owners to have the option of reducing the lot area per unit below the required minimum standard if affordable housing is provided.

In the TR-2 zoning district, single-family attached and three-family/four-family have been eliminated. In the TR-3 zoning district, the single-family attached and two-family have been removed.

### 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	
Vehicular Access	Street	Lane	Street	Lane	Street	Lane
<b>Lot Dimensions (min)</b>						
<b>Single-family Detached</b>						
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
<b>Single-family Attached</b>						
Lot area per unit (sq. ft.)	--	2,250	--	--	--	--
Lot width per unit (ft.)	--	20	--	--	--	--
<b>Two-family (side-by-side)</b>						
Lot area per unit (sq. ft.)	--	2,250	--	-- 2,250	--	--
Lot width per unit (ft.)	--	20	--	-- 20	--	--
<b>Two-family (over-under)</b>						
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	--	--
<b>Three &amp; Four-Family</b>						
Lot area per unit (sq. ft.)	--	1,800	--	--	--	--
Lot width per unit (ft.)	--	15	--	--	--	--
<b>Nonresidential</b>						
Lot area (sq. ft.)	--	--	--	--	--	--
Lot width (ft.)	--	--	--	--	--	--
<b>Building Coverage (max)</b>						
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%	
<b>Building Setbacks (ft)</b>						
<b>Single-Family Detached</b>						
<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)	
<b>All other housing types &amp; uses</b>						
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)	
<b>Building separation</b>	See Fire Code		See Fire Code		See Fire Code	
<b>Height (max ft)</b>	36		36		36	
<b>Accessory Structure Setbacks</b>	See <a href="#">Sec. 8.7</a>		See <a href="#">Sec. 8.7</a>		See <a href="#">Sec. 8.7</a>	

**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.

**PROPOSED REVISIONS**

The TR- zoning districts are linked to Section 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

- i. Deliveries shall be restricted to the hours of 8:00 a.m. to 8:00 p.m., any day of the week.
- ii. Hours of operation for commercial uses shall be limited to:
  - i. 6:00 a.m. until 10:00 p.m., Sunday through Thursday; and
  - ii. 6:00 a.m. until 11:00 p.m., Friday and Saturday.
- iii. Drive-thru service is not permitted.
- iv. Accessory structures with a roof must be located in the rear yard.
- v. Principal use dwellings shall be a minimum of 450 square feet.
- vi. On interior lots, permitted nonresidential uses are allowed only on the ground floor.
- 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

- i. Nonresidential uses shall be located on a corner lot and abut a street that is classified as a collector or greater.
- ii. Lots of record existing as of the Effective Date of this Ordinance, shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of non-residential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.
- iii. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

#### c. TN-2 District

- i. A building with all of the following characteristics shall be permitted to establish any use allowed in the TC-1 District, subject to the development standards of the TN-2 District. The specific characteristics of the site must include:

1. Located on a corner lot in the TN-2 District over 5,000 square feet in area;
  2. Originally constructed primarily for commercial purposes; and
  3. Located abutting one of the following arterial streets:
    - a. Barnard Street;
    - b. Bull Street;
    - c. Abercorn Street; or
    - d. Habersham Street.
- ii. Lots of record existing as of November 20, 2007, shall be utilized to determine the extent to which the corner lot provision of this Section shall be allowed. The recombination of parcels is permitted but shall not be used as the basis for the expansion of nonresidential usage beyond a distance of 60 feet as measured from the property line beginning at the corner.
- iii. Alternate standards may be applied in accordance with Sec. 7.6 Affordable Housing Overlay District.

**d. TN-3 District**

Buildings originally constructed for a residential use shall not be converted into a nonresidential use.

**PROPOSED REVISIONS**

The TN-1 and TN-2 zoning districts are linked to Section 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**

- i. Principal use dwelling shall be at least 450 square feet.
- 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.

**a. TC-1 District**  
[Reserved].

b. **TC-2 District**

A building footprint may exceed the maximum allowed by this Section if approved as a Special Exception. See Sec. 3.12, Special Exceptions.

**PROPOSED REVISIONS**

The TC zoning districts are linked to Section 7.6, Affordable Housing Overlay District.

## ARTICLE 7.0 OVERLAY DISTRICTS

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~~{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.

iv. **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.

v. **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.

a. **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.

**PROPOSED REVISIONS**

Section 7.6 Affordable Housing Overlay District has been established to define the affected zoning districts. The overlay will be further clarified with a zoning map amendment to designate the neighborhoods and their respective zoning districts.

## ARTICLE 8.0 USE STANDARDS

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### Sec. 8.1 Residential Use Standards for Limited and Special Uses

#### Sec. 8.1.8 Housing Types Allowed in Affordable Housing Developments

a. ~~Applicability~~

- 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.

**PROPOSED REVISIONS**

This revision maintains the by-right option for properties that meet the required lot area per unit for the zoning district. Additionally, it offers property owners the opportunity to reduce the minimum required lot area per unit, provided that affordable housing is included in the development.