

AN ORDINANCE  
To Be Entitled

AN ORDINANCE TO AMEND ARTICLE 7.0 HISTORIC PROPERTY OVERLAY DISTRICT, BY ADDING SECTIONS 7.7.2 RELATIONSHIP TO ZONING DISTRICTS, 7.7.3 APPLICABILITY, 7.7.4 CLASSIFICATION OF RESOURCES, 7.7.5 CERTIFICATE OF APPROPRIATENESS REQUIRED, 7.7.6 CRITERIA FOR A CERTIFICATE OF APPROPRIATENESS, 7.7.7. DESIGN STANDARDS FOR LOCAL HISTORIC PROPERTY OVERLAYS, AND 7.7.8 MAINTENANCE OF CONTRIBUTING RESOURCES 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Text to be repealed shown in bold and strikethrough.*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 7.0 Overlay Districts**

**7.7.1 Purpose**

The purpose of the Historic Property Overlay District referred to herein as “Historic Property,” is to promote the educational, cultural, economic welfare of the city of Savannah through the preservation of individual historic resources and to ensure that new construction, alterations and additions are visually compatible with existing resources on the property.

**7.7.2 ~~Reserved~~ Relationship to Zoning Districts**

**For all properties within H-P-O, the regulations for both the base zoning district and this overlay district shall apply.**

**7.7.3 Applicability**

- a. **A Historic Property Overlay District (H-P-O) is identified on the official zoning map as “H-P-O” followed by a designated number (e.g. H-P-O-1).**

**The numerical designation identifies the geographic location of the overlay district. H-P-O properties include:**

- 1. H-P-O-1 District. This boundary includes the Savannah Powder**

Magazine (20836 02002).

7.7.4 Classification of Resources

All buildings, structures, sites and objects, collectively known as resources, within the H-P-O shall be identified as contributing and non-contributing. The Historic Preservation Officer shall determine if a building is eligible for contributing status.

7.7.5 Certificate of Appropriateness Required

Prior to the commencement of certain work, as identified in Sec. 3.18.2. Certificate of Appropriateness for Local Historic Districts and Properties is required, with the exception of new construction.

7.7.6 Criteria for a Certificate of Appropriateness

The Historic Preservation Commission shall review and take final action on a proposed Certificate of Appropriateness by applying the applicable standards and criteria below. Depending on the specific nature of the proposed material change, one or more of the standards and criteria may apply. The application for a Certificate of Appropriateness will indicate which standards and criteria apply based on the work proposed.

- a. Secretary of the Interior's Standards and Guidelines for Rehabilitation (Sec. 7.9.8)
- b. H-P-O Design Standards (Sec. 7.7.7)
- c. Relocation Standards (Sec. 3.18.8);
- d. Demolition Standards (Sec. 3.18.8); and
- e. Sign Standards (Sec. 9.9).

7.7.7. Design Standards for Local Historic Property Overlays

The intent of these standards is to ensure appropriate additions and alterations within the H-P-O. They are also intended to protect the historic integrity of contributing resources.

The following design standards shall apply to contributing resources, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

- a. The historic character of the contributing structures on the property will be retained and preserved.
- b. Each contributing resource will be recognized as a physical record of its time and place. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon inspection and properly documented for future research.

- c. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- d. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be persevered.
- e. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- f. If the existing condition of historic features, finishes and construction of contributing resources, are degraded beyond repair, the degradation shall be documented and verified by the Historic Preservation Officer and replacement shall be of the same material and configuration as the original.

**7.7.8 Maintenance of Contributing Resources**

**Resources shall be maintained in accordance with any property maintenance ordinances, nuisance abatement ordinances, this Ordinance (including Sec. 3.20 Proactive Preservation), and all other applicable ordinances and polices.**

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance effective the 1<sup>st</sup> 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 \_\_\_\_ day of January 2026, a copy of said notices 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 \_\_\_\_\_ 2026.

\_\_\_\_\_  
 Van R. Johnson, II  
 Mayor

ATTEST:

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 Mark Massey  
 Clerk of Council

