

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND APPENDIX A-2: PLANNED DEVELOPMENT DISTRICTS, A-2.16 NEW HAMPSTEAD PD, TO ADOPT THE NEW HAMPSTEAD MASTER PLAN FOR THE PARCELS LOCATED AT 2100 AND 2501 LITTLE NECK ROAD (PINS 21024 01007 AND 21047 03024) AND NEW HAMPSTEAD PLANNED DEVELOPMENT TEXT AS PROVIDED IN CHAPTER 3, ZONING, OF PART 8, PLANNING AND REGULATION OF DEVELOPMENT, OF THE CODE OF THE CITY OF SAVANNAH, GEORGIA; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a 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 are shown in color.
Text to be enacted is shown underlined.
Text to be repealed is shown strikethrough.

**PLANNED UNIT DEVELOPMENT
FOR NEW HAMPSTEAD
APPROVED NOVEMBER 9, 2006,
AS AMENDED JANUARY 3, 2019,
AS AMENDED JANUARY **, 2025**

TABLE OF CONTENTS

ARTICLE 1.0 GENERAL PROVISION

Sec. 1.1.	Intent.....	2
Sec. 1.2.	Unified Control	2
Sec. 1.3.	Phasing.....	2
Sec. 1.4.	Variances to Approved Master Plan	2
Sec. 1.5.	Status of Previously Approved Master Plan.....	2
Sec. 1.6.	Modifications to Approved Master Plan	2
Sec. 1.7.	General Provisions.....	3
Sec. 1.8.	Enforcement	5

ARTICLE 2.0 ZONING DISTRICTS

Sec. 2.1	Establishment of District.....	6
Sec. 2.2	Measurement of Standards	6
Sec. 2.3	Uses	6
Sec. 2.4	District Development Standards.	8

ARTICLE 3.0 USE REGULATIONS

Sec. 3.1	Wireless Telecommunications Facilities	12
Sec. 3.2	Accessory Dwelling	12
Sec. 3.3	Home Occupation	12
Sec. 3.4	Temporary Use	14

ARTICLE 4.0 GENERAL COMMUNITY DEVELOPMENT REQUIREMENTS

Sec. 4.1.	General.....	15
Sec. 4.2.	Subdivision Plats and Site Plans	15
Sec. 4.3.	Open Space.....	15
Sec. 4.4.	Buffers, Setbacks and Wetlands	16
Sec. 4.5.	Street Trees, Landscaping and Tree Preservation.....	19
Sec. 4.6.	Service Areas & Loading Docks.	20
Sec. 4.7.	Utilities and Utility Screening	20
Sec. 4.8.	Streets and Traffic Impact	21
Sec. 4.9.	Sidewalks and Trails	23
Sec. 4.10.	Parking.....	25
Sec. 4.11.	Lighting	26
Sec. 4.12.	Signage.....	27

ARTICLE 5.0 DEFINITIONS

Sec. 5.1.	General.....	39
Sec. 5.2.	Defined Terms	39

Exhibit A New Hampstead ~~PUD Land Use Plan~~Amended Land Use Plan dated September 18, 2018 and last revised November 4, 2024

ARTICLE 1.0 GENERAL PROVISIONS

Sec. 1.1 Intent

The purpose of the New Hampstead Planned Unit Development (PUD) is to provide a process to evaluate a unique, individually planned unit development, which would otherwise not be allowed. The standards and procedures of this district are intended to promote flexibility in design, allow planned diversification and integration of structures and uses, while at the same time providing the Mayor and Aldermen with the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.

Sec. 1.2 Unified Control

The applicant for a PUD shall also be known as the Master Developer. The Master Developer shall furnish the City Attorney with sufficient evidence that it is in complete, unified, and otherwise unencumbered control of the entire area of the proposed PUD whether the Master Developer is an individual, partnership, corporation, other entity, group or agency. The Master Developer shall provide all the necessary documents and information that may be required by the City Attorney to assure the Mayor and Aldermen that the development will be lawfully completed according to the plan sought to be approved. No application shall be considered until compliance with this requirement has been achieved. Proof of compliance shall accompany the petition for a map amendment.

The Master Developer shall remain in control of the Land Use Master Plan until such time as control is transferred to a Master Property Owners Association (MPOA). Once transfer has been legally established, the MPOA shall provide to the MPC the necessary documents showing the transfer of control.

Sec. 1.3 Phasing

Each phase of the development shall be so planned and related to the previous development, surrounding property, and availability of public facilities and services so that a failure to proceed with subsequent phases of the development will have no adverse impact on the completed phase(s) or surrounding properties.

Sec. 1.4 Variances to the Approved Land Use Master Plan

Because the general development standards of the PUD are contained in the approved Land Use Master Plan, and because the Land Use Master Plan normally takes into account those matters that might otherwise be the subject of variance review by the Zoning Board of Appeals (ZBA), modifications to the approved general development standards, with the exception of non-substantial modifications as identified in Sec. 1.6.2, shall be prohibited unless otherwise specifically provided for in the approved Land Use Master Plan. If provided for, all such variances shall follow the procedures set forth in Section 3.21 "Variances" Article H of the Zoning Ordinance.

Sec. 1.5 Status of Previously Approved Master Plan

~~Any tract subject to an approved General Master Plan or Specific Development Plan~~~~The active or completed PUD~~ shall continue to be governed by the approved Land Use Master Plan in effect at the time of approval and any agreements, terms and conditions to which the approval may be subject. ~~Any time limitations to which the approved Master Plan may be subject shall also continue to apply.~~

Sec. 1.6 Modifications to Approved Master Plan

Whenever an application is made to modify the approved Land Use Master Plan, the modification shall be classified as either a substantial modification (or a major amendment as described in the Zoning Ordinance) or non-substantial modification (or a minor amendment as described in

the Zoning Ordinance).

- 1.6.1 Substantial Modification.** Substantial modifications (or major amendments) to the Land Use Master Plan require approval of the Mayor and Aldermen. Notification of such modification shall follow the notification procedure in Section 3.2 “Public Notice” 8-3033(C) of the Zoning Ordinance. The Metropolitan Planning Commission (MPC) shall make a recommendation to the Mayor and Aldermen.

The following criteria shall be used to identify a substantial modification:

- a. A change that would alter an approved land use classification except when there is a reduction in density or intensity.
- b. A change that would include a use not previously permitted.
- c. A change that would require an amendment to the PUD conditions approved by the Mayor and Aldermen.
- d. A change that would increase the land use intensity within any development phase without a corresponding decrease in some other portion of the overall PUD.
- e. A change in the type, location or size (except a reduction in the number of Dwelling Units~~units~~) of a multi-family land use in the PUD.
- f. A change to the phasing, if adopted, that would propose a land use in advance of the development it was designed to support.

1.6.2 Non-substantial Modification. Non-substantial modifications (or minor amendments) to district and community development standards approved for the PUD can be allowed in certain circumstances provided there is no adverse effect on adjacent properties. Non-Substantial modifications (or minor amendments) shall be governed by Section 6.1.22 “Amendments to an Approved Master Plan” of the Zoning Ordinance.

~~1.6.2~~

~~a. Parking.~~

~~i. A reduction of the number of required parking spaces in a development up to 10% of the requirement. Responsible staff: MPC Executive Director.~~

~~ii. A reduction of drive aisle widths and parking space dimensions. Responsible staff: City Traffic Engineer.~~

~~b. District and Community General Development Standards. Any modification that is up to 10% of the requirement. Responsible staff: MPC Executive Director.~~

~~a. Buffers. Any modification that is up to 10% of the requirement. Responsible staff: MPC Executive Director.~~

- 1.6.3 Changes That Are Not Modifications.** The boundaries between parcels designated for different uses on the approved Master Plan~~Land Use Master Plan~~ are estimated for planning purposes, but the exact acreage of said parcels, and the exact location of the boundaries between said parcels have not all been precisely located by a recorded survey.

Prior to the development of any such parcel, a subdivision plat precisely locating the boundaries of said parcel approved by the Master Developer, and complying with state and local law for a subdivision plat must be recorded in the Chatham County, Georgia records.

The relocation of said boundaries based on said subdivision plat shall not be considered a modification to the Land Use Master Plan and shall not require an amendment to the Land Use Master Plan, so long as the density allocated to said parcel is not increased above the density listed on the approved Land Use Master Plan, and so long as the acreages of any affected parcels do not increase or decrease by more than 10% of the total acreage for said parcels shown on the Land Use Master Plan.

Sec. 1.7 General Provisions.

1.7.1 Introduction. Each tract of land within the PUD has a land use classification, which is also its zoning classification or district. The land classifications, zoning districts, and tracts encompassed by the various districts follow. The development standards for each district appear in Article 2.0. In addition to those standards, development shall comply with community general development standards in Article 4.0.

Land Classifications, Zoning Classifications and Tracts		
<u>Land Use</u> Master Plan Land Classification	Zoning District	Tracts Encompassed
Residential	R	R-1, R-2, R-3, R-3A, R-4, R-5A, R-5B, R-6, R-7, R-8, R-9, R-13, R-14, <u>R-14A, R-14B, R14AB</u> , R-15
Commercial	C	C-1, C-2, C-6, <u>C-7, C-7A, C-7B</u> C-8
New Hampstead Village	VIL	VIL-1, VIL-2A, VIL-2B, VIL-2C, VIL-3, <u>VIL-4</u>
Multifamily	MF	MF-2, MF-4, MF-5, <u>MF-6</u>
Institutional	I	<u>I-7</u> <u>N/A</u>
School	SC	SC
Park	P	P
Municipal Services	MS	MS-2, <u>MS-3, MS-4, MS-5, MS-6, MS-7</u>

1.7.2 Master Plans. ~~Once~~ Prior to development of a tract or tracts, the tract developer shall be required to submit a General Master Plan for approval of the Master Developer or MPOA, as the case may be. Once approved by the Master Developer or MPOA, the General Master Plan, together with an approval letter from the Master Developer or MPOA shall be submitted to the MPC for approval, denial, or approval with changes acceptable to the Master Developer or MPOA. Once the General Master Plan for the PUD has been approved by the MPC-Mayor and Aldermen, a developer of a tract or tracts within the PUD shall be required to submit a Specific Development ~~Master~~ Plan for the tract(s) for approval by ~~the~~ MPC staff prior to submission of a subdivision plat or a site development plan. Subsequent subdivision of land and site development plans will be reviewed by applicable departments and agencies.

The General Master Plan for the tract shall contain the following:

- a. Zoning classification.
- b. Total acreage.
- c. Identification of the development type: conventional, traditional or traditional village.
- d. Number of proposed ~~d~~Dwelling Units and density, if applicable.
- e. Proposed square footages of Village Commercial, Conventional Commercial, Institutional, School, or Municipal Service uses.
- f. Buffers.
- g. Curb cut locations on primary roads, internal road system (if applicable), and connectivity to adjacent tracts (if applicable).
- h. Sidewalks or trails adjacent to primary roads or within primary road buffers, including width.
- i. Phasing for the development of the tract.
- j. Master sign plan for tract including, to include type of signage ~~to be allowed and maximum amount of sign area to be allowed~~ based on type of signage.
- j. Any development condition(s) that may be part of a development order and/or design directives.
- k. Open space, including identification of passive and active recreational areas, including wetlands.

~~k.l.~~ Other requirements for a General Master Plan contained in the Zoning Ordinance.

A Specific Development ~~Master~~ Plan for stormwater, water and sewer, site lighting and landscaping shall also be required. A revision to the traffic study for the PUD shall be required if requested by the City Traffic Engineer.

1.7.3 Private Review Body. If the Master Developer establishes its own development review

body, its procedures and guidelines (including their enforcement) shall be the responsibility of the Master Developer or its designated successor. In order to confirm compliance with the procedures and guidelines of the Master Developer for the sole purpose of avoiding future conflicts, an application to the ~~City and/or the~~ MPC for approval of a General Master Plan or Specific Development Plan~~development-related plan~~ or site related work shall be accompanied by a certified letter of approval from the Master Developer, or its designated successor. A ~~Specific Development Plan shall development related-plan~~ include, ~~s~~ but is not limited to a site plan, subdivision plat, recombination plat, and signage and lighting plan. Site related work includes but is not limited to land clearing and construction of infrastructure. Nothing contained herein shall be construed to impose any obligation on the City and/or MPC to administer or enforce the Master Developer's procedures and guidelines.

1.7.4 Amendments to General Master Plan or Specific Development Plan. Once approved by the Master Developer or MPOA, amendments to the General Master Plan or the Specific Development Plan shall be governed by the procedures in Section 6.1.22 "Amendments to an Approved Master Plan" of the Zoning Ordinance.

1.7.41.7.5 Permitting and Construction. All application fees, designs, construction materials and workmanship shall be in accordance with the latest applicable regulations unless otherwise stipulated herein.

Sec. 1.8 Enforcement.

See ~~Article G~~ Section 12.0 "Violations, Penalties and Enforcement" of the Zoning Ordinance.

ARTICLE 2.0 ZONING DISTRICTS

Sec. 2.1 Establishment of Districts

The following zoning districts are hereby established. Each district corresponds to a land use classification, which encompasses specified tracts of land as shown on the approved Land Use Master Plan (Exhibit A). Each district has designated uses (Sec. 2.3) and development standards (Sec. 2.4), which are based upon the character of the development: conventional, traditional or traditional village.

Zoning District	Master Plan Land Classification	Tracts Encompassed
R	Residential	R-1, R-2, R-3, R-3A, R-4, R-5A, R-5B, R-6, R-7, R-8, R-9, R-13, R-14, R-14A, R-14B <u>R-14AB</u> , R-15
C	Commercial	C-1, C-2, C-6, C-7C-7A, C-7B , C-8
VIL	New Hampstead Village	VIL-1, VIL-2A, VIL-2B, VIL-2C, VIL-3, <u>VIL-4</u>
MF	Multifamily	MF-2, MF-4, MF-5, <u>MF-6</u>
I	Institutional	I-7 <u>N/A</u>
SC	School	SC
P	Park	P
MS	Municipal Services	MS-2, <u>MS-3, MS-4, MS-5, MS-6, MS-7</u>

Sec. 2.2 Measurement of Standards

All measurements in this section shall be computed as follows.

2.2.1 Area

Area shall be measured in gross square feet.

2.2.2 Setbacks and Yards

All setbacks and yards shall be measured from the property line, unless otherwise identified herein, and are development setbacks.

2.2.3 Density

~~Density shall be measured in gross acres. Dwelling Units within the zoning districts allowing residential development shall not exceed 9819 Dwelling Units per the Land Use Master Plan. Master Developer shall allocate available Dwelling Units to tracts allowing residential development from time to time, in its sole discretion and shall monitor the total number of Dwelling Units that have been allocated and approved and the total number of Dwelling Units that are available for allocation. Master Developer shall coordinate the numbers of available and allocated Dwelling Units with the City of Savannah zoning administrator and the Chatham County/City of Savannah Metropolitan Planning Commission as needed. The calculation of Dwelling Units per acre shall only include Only upland Upland acres. unregulated fresh water wetland areas shall be included in the calculation~~

2.2.4 Reversion of Dwelling Units

~~Upon completion of development of any residential development tract, Dwelling Units exceeding the number of Dwelling Units actually developed shall automatically revert back to the Master Developer. Upon request of the Master Developer, the prior holder of the Dwelling Units shall execute an assignment for recording in the Chatham County, Georgia records confirming the reversion of said Dwelling Units to the Master Developer.~~

Sec. 2.3 Uses

Uses permitted within each zoning district are located Table 2.1. A use permitted as a matter of right is identified with the symbol “✓”. Where there is no symbol, the use is not permitted. If a use has development conditions, the section where the conditions are located is also provided within the table. Use definitions are located in Article 5.0.

Land Classifications, Zoning Classifications and Tracts		
Land Use Master Plan Land Classification	Zoning District	Tracts Encompassed
Residential	R	R-1, R-2, R-3, R-3A, R-4, R-5A, R-5B, R-6, R-7, R-8, R-9, R-13, R-14, R14AB, R-15
Commercial	C	C-1, C-2, C-6, C-7A, C-7B C-8
New Hampstead Village	VIL	VIL-1, VIL-2A, VIL-2B, VIL-2C, VIL-3, VIL-4
Multifamily	MF	MF-2, MF-4, MF-5, MF-6
Institutional	I	N/A
School	SC	SC
Park	P	P
Municipal Services	MS	MS-2, MS-3, MS-4, MS-5, MS-6, MS-7

	Land Use	Planning Areas										Use Standards
		R	C	VIL 1	VIL 2A, 2B & 2C	VIL 3 & 4	MF	I	SC	P	MS	
1	Accessory Dwelling	✓		✗	✗	✗						3.2
2	Accessory Structure	✓		✓	✓	✓	✓	✓	✓	✓	✓	
3	Accessory Use	✓		✓	✓	✓	✓					
4	Amusement or Recreation Activities - Carried on		✓	✓	✓	✓						

	Wholly in a Building											
5	Animal Hospital, Veterinary Clinic, Grooming (No Boarding)		✓			✓						
6	Antique Shops		✓	✓	✓	✓						
7	Artist Studio and/or Gallery		✓	✓	✓	✓						
8	Assisted Living (Care Home)	✓	✓	✓	✓	✓	✓	✓				
9	Auto Parking Lot or Garage (No Gas, Hourly & Daily)			✓	✓	✓						
10	Auto Service Station (Minor Repairs Allowed, Internal Only, Detached Carwash)		✓	✓	✓	✓						
11	Banks		✓	✓	✓	✓						
12	Bicycle Shop		✓	✓	✓	✓						
13	Book and/or Stationary Store		✓	✓	✓	✓						
14	Cemetery							✓				
15	Ceramic Studio and/or Shop			✓	✓	✓						
16	Child Care Center		✓	✓	✓	✓		✓				
17	Clothing Stores and Dry Goods		✓	✓	✓	✓						
18	Churches and Places of Worship							✓				
19	Club or Lodge	✓		✓	✓	✓						
20	Community Recreation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
21	Convenience Store (Gas Sales Allowed, Carwash Detached)		✓	✓	✓	✓						
22	Craft Shops			✓	✓	✓						
23	Dwelling, Above Commercial			✓	✓	✓						
24	Dwelling, Multi-Family			✓	✓	✓	✓					
25	Dwelling, Single Family Detached	✓										
26	Dwelling, Single Family Attached	✓		✓	✓	✓	✓					
27	Eleemosynary or Philanthropic Institutions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
28	Equestrian Centers & Trails	✓										
29	Florist Shops		✓	✓	✓	✓						
30	Food Stores & Drug Stores		✓	✓	✓	✓						
31	Funeral Homes		✓			✓						
32	Golf Course	✓										
33	Grocery, Bakery, Pastry Shop, Coffee Shop & Similar Neighborhood Facilities		✓	✓	✓	✓						
34	Home Furnishing and/or Hardware Store			✓	✓	✓						
35	Home Occupation	✓		✓	✓	✓						3.3
36	Hospital & Care Homes		✓					✓				
37	Hotel, Motel		✓									
38	Inn (up to 15 Rooms)			✓	✓	✓						
39	Interior Decorating Business		✓	✓	✓	✓						
40	Laundromats/Dry Cleaning		✓	✓	✓	✓						
41	Limited Use Retail Shop		✓	✓	✓	✓						
42	Maintenance Area	✓	✓	✓	✓	✓	✓					
43	Model Homes/Sales Center	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

44	Neighborhood Commercial Use Retail & Service		✓	✓	✓	✓						
45	Office General		✓	✓	✓	✓						
46	Office Medical		✓	✓	✓	✓						
47	Office Professional		✓	✓	✓	✓						
48	Post Office		✓	✓	✓	✓		✓				
49	Private, Public or Parochial Schools							✓	✓			
50	Public Use		✓	✓	✓	✓		✓		✓	✓	
51	Public Utilities	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
52	Recreation Vehicle and Boat Storage		✓	✓	✓	✓						
53	Restaurants (Alcohol Service Allowed)		✓	✓	✓	✓						
54	Restaurants with Drive Thru		✓			✓						
55	Tailor Shop		✓	✓	✓	✓						
56	Temporary Uses	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	3.4
57	Wireless Communication Towers and Facilities		✓	✓	✓	✓		✓	✓		✓	3.1

[USE TABLE HERE]

Sec. 2.4 District Development Standards

The character of development within the PUD shall either be conventional, traditional, or traditional village. To differentiate character, development standards vary. Where the type of development is “as determined by developer,” the developer has the option to choose either a conventional or traditional character. Outside of the traditional village, a traditional development shall only apply to residential. The type of development required within each district is as follows:

Zoning District	Type of Development Character
R	As determined by developer
C	Conventional
VIL	Traditional Village
MF	Conventional
I	N/AConventional
SC	N/AConventional
P	N/AConventional
MS	N/AConventional

2.4.1 Residential Development Standards

a. Conventional Neighborhood Development

Type of Lot	Conventional Neighborhood Development Standards							
	Density (maximum Dwelling Units/ net Upland acre)	Lot Size (minimum)	Lot Width Range or Minimum	Front Yard Setback (minimum) [7]	Rear Yard Setback (minimum) [1]	Side Yard Setback (minimum) [2]	Ridge Height (maximum)	Building Coverage (maximum)
Single Family Detached [9]	4	n/a	100' or greater	25'	25'	10'	35' 38'	40%
Single Family Detached [9]	4	n/a	70'<100'	25'	25'	7'	35' 38'	40%
Single Family Detached [9]	4	n/a	60'< 70'	20'	20'	5'	35' 38'	40%
Single Family Detached [9]	4 5	n/a	50'< 60' 40'< 60'	15' main structure; 20' garage	20'	One side: 3'; both sides: 10' (10' separation required between buildings)	35' 38'	50%
Patio	4	n/a	50'< 60' 40'< 60'	15' main structure; 20' garage	20'	One side: 3'; both sides: 10' (10' separation required between buildings)	35' 38'	50%
Single Family Attached [3] [4] [5] [9]	8 10	n/a	18'	20'	20'	Attached side: 0'; Corner unit: [2]	35' 38'	-
Multi-Family [4] [6] [8] [9]	42 15	n/a	n/a	15' main structure; 20' garage	15'	0' [2]	45 50' [8]	-

[1] An accessory structure shall not be located closer than 5' from the rear property line and cannot be located within a front yard setback. The side yard setback required for a principal use shall also apply to an accessory structure.

- [2] For corner lots, the side yard setback adjacent to a street shall be the same as the front yard setback, which shall not be less than 15'.
- [3] No more than six (6) attached Dwelling Units permitted within a building.
- [4] At least two acres of land area required for multi-family residential. At least 20' shall be provided between ~~groups of~~ buildings.
- [5] At least 20' shall be provided between ~~groups of~~ buildings containing multiple units and at least 10" shall be provided between buildings containing a single unit.
- [6] Where multi-family residential is a condominium or townhouse, and ownership is only the building footprint, and access is provided through an access easement, the setback shall be 30' as measured from the access easement to the face of the building.
- [7] ~~[intentionally deleted]The front yard setback for any lot shall be the same as the front yard setback for the majority of the lots within the same block face.~~
- [8] Building limited to a maximum of ~~three~~four (~~34~~) stories.
- [9] Also applies to Dwelling Units that qualify as part of a Rental Community. See Fifth Amendment to CCR's for regulations related to Rental Communities.

b. Traditional Neighborhood Development.

Traditional residential development shall comply the following:

- i. Alleys shall be provided. Vehicular access to a garage or carport shall be only from an alley.
- ~~ii. All residences shall be within 1,200' of an active or passive recreational area.~~
- ~~iii.ii. Subject to Section 3.2, o~~Only one accessory Dwelling Unit shall be permitted for a principal residence, and the accessory Dwelling Unit shall not be more than 20% of the size of the principal residence.
- ~~iv.iii.~~ Required development standards shall be determined by the type of Dwelling Unit proposed:

Type of Lot	Traditional Neighborhood Development Standards						
	Density (maximum <u>Dwelling U</u> nits/ net <u>Upland</u> acre)	Lot Size (minimum)	Lot Width Range or Minimum	Front Build-to Line	Rear Yard Setback (minimum) [1]	Side Yard Setback (minimum) [2]	<u>Ridge</u> Height (maximum)
Single Family Detached [1] [4]	4 5	n/a	40' 30'	15' 10'	20' 10	5'	35' <u>38'</u>
Single Family Attached ^[3] [1] [3] [4]	8 10	n/a	18'	15' 10'	20'	Attached side: 0';- unattached side: 5' 20'	35' <u>38'</u>

						<u>minimum between buildings</u>	
--	--	--	--	--	--	--	--

[1] An accessory structure shall not be located closer than 5' from the rear property line. The side yard setback for a principal use shall also apply to an accessory structure.

[2] For corner lots, the side yard Build to Line adjacent to a street shall be the same as the front Build to Line ~~yard setback shall also be the required setback for the side yard adjacent to the street.~~

[3] No more than ~~eight~~ six attached Dwelling ~~u~~Units permitted within a building.

[4] Also applies to Dwelling Units that qualify as part of a Rental Community. See Fifth Amendment to CCR's for regulations related to Rental Communities.

2.4.2 Non-Residential Development Standards

a. Conventional Commercial

This section shall also apply to institutional, park, school and municipal service sites.

i. Development Standards

Lot Size (minimum)	Lot Width (minimum)	Front Yard Setback (minimum) [1]	Rear Yard Setback (minimum) [1]	Side Yard Setback (minimum) [1]	Height (maximum)
n/a	n/a	50'	40'	40'	45'

[1] Setbacks shall apply only where ~~there is an adjacent street that is external to a~~ commercial or institutional district is bounded by a street and ~~where there is an~~ adjacent residential or multi-family district on the other side of the street.

ii. Buffers. A setback shall also serve as a vegetative buffer. If sufficient vegetation is not in place, additional buffering shall be required as determined by the City Manager, or his designee. To the extent allowed by the Zoning Ordinance, signage shall be allowed in the buffer.

iii. No single user shall have one or more buildings that exceed a combined total of 100,000 square feet.

2.4.3 Village Development Standards

a. Development Standards

Building Type	Lot Size (minimum)	Front Yard Build to Line ^[1]	Rear Yard Setback	Side Yard Setback	Height (maximum)
Single Story	n/a	20' ^[4]	10'	5' ^[2]	45'
Two Story or Greater	n/a	20' ^[4]	10'	10' ^[2]	45'
<u>Three Story</u>	<u>n/a</u>	<u>20'</u>	<u>10'</u>	<u>10'</u>	<u>45'</u>
<u>Four Story</u>	<u>n/a</u>	<u>20'</u>	<u>10'</u>	<u>10'</u>	<u>50'</u>

b. Additional Standards

- i. _____ Porches or roof overhangs may extend 5' over the front yard build to line.
- ii. _____ For all corner lots, side yard setbacks shall be a build to line of 14'.
- iii. _____ Rear Accessory setback is 5'.
- iv. _____ If the building is located at the corner, place the main building or part of the building at the corner.
- v. _____ Parking, loading or service areas shall not be located at an intersection.
- vi. _____ To maximize the street frontage of buildings & minimize the street frontage of parking lots, buildings should be placed so that the long side fronts the street.
- vii. _____ Accessory structure and use allowed. Live/Work units allowed.
- viii. _____ Ground floor – residential, commercial or office allowed.
- ix. _____ Upper floors – residential, office or commercial allowed.
- x. _____ Residential density 18 Dwelling uUnits per Uplandgress acre maximum.
- xi. _____ Building frontage 70% of lot width minimum.

- xii. Building height 3 story maximum for Commercial with 45' maximum height, 4 story maximum for any building that contains Single-Family or Multi-Family Dwelling Units with 50'45' maximum height.
- xiii. Floor height – ground floor 13', upper floors 9' minimum.
- xiv. Ground floor elevation – no minimum elevation required.
- xv. Drive through service shall be discouraged, however, may be permitted based on quality of design and with NHDRC approval within VIL-3 tract only.
- xvi. Telecommunication towers and antennas shall be permitted in accordance with Section II of this document.
- xvii. Setbacks and Buffers. A 40' setback/buffer is required between the Traditional Village and adjacent single family residential tracts and shall be located within the residential parcel, itself. A 30' setback/buffer is required between the Traditional Village and adjacent multi-family tracts. The setback between uses shall also serve as a vegetative buffer.
- xviii. All parking areas shall be adequately screened in accordance with Section 4.4.1.iv.
- xix. No single user shall have one or more buildings that exceed a combined total of 100,000 square feet.

~~Maximum residential density shall not exceed 18 units per gross acre.~~

ARTICLE 3.0 USE REGULATIONS

The following use standards shall apply to all permitted uses, as set forth in the district regulations of Article 2.0.

Sec. 3.1 Wireless Telecommunications Facilities

All wireless telecommunications facilities shall comply with Section ~~8-30398.9~~ "Wireless Communication Facilities" of the Zoning Ordinance. In addition, the following criteria shall also apply:

- a. All wireless facilities, including ground equipment, shall be of stealth design.
- b. Within VIL-1, VIL-2 and VIL-3, a wireless facility shall be incorporated into the architecture of building within the district containing a use or uses other than equipment supporting the telecommunications facility.

Sec. 3.2 Accessory Dwelling

Accessory dwellings shall not be allowed on the same lot as a ~~conventional lot containing a~~ single family detached Dwelling Unit that is less than 60' wide (50' < 60' lot width), a patio lot, and a lot containing a single family attached or multi-family residence. Only one accessory ~~Dwelling Unit~~ shall be permitted for each principal ~~dDwelling Unit~~. An accessory ~~dDwelling Unit~~ shall not be included in the density calculation.

Sec. 3.3 Home Occupation

3.3.1 Criteria to Establish Home Occupation.

The following criteria shall apply to the conduct of a home occupation in any district.

a. General Standards

- i. The use of a ~~Dwelling Unit~~ for a home occupation shall be incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character of the structure.
- ii. There shall be no change in the outside appearance of the residence or premises, or other visible evidence of the conduct of such home occupation.
- iii. No business, storage or warehousing of material, supplies or equipment shall be permitted outside of the ~~dwelling-unit~~Dwelling Unit
- iv. No display of products shall be visible from a street.
- v. A home occupation shall be subject to all applicable licenses and business taxes.

b. Home Occupation

The intent of a home occupation is to permit very limited activities in a residential dwelling provided that such activities do not detract from or disrupt the residential character of a neighborhood. No further approval shall be required provided the use meets the standards of this section. Where private deed restrictions are more restrictive than the standards of this section, such restrictions shall apply.

- i. No persons other than members of the family residing on the premises shall be engaged in such occupation.
- ii. Customers coming to residence to conduct business shall not be permitted.
- iii. No signage shall be permitted.

c. Prohibited Characteristics

No home occupation shall be permitted that does any of the following:

- i. Requires internal or external alterations inconsistent with the residential use of the building.
- ii. Results in off-street or on-street parking of more than three vehicles at any one time not owned by members of the occupant family; or
- iii. Is a nuisance, or creates a hazard to persons or property.

d. Prohibited Uses

The following uses are not permitted as home occupations:

- i. Vehicle and/or body and fender repair.
- ii. Outdoor repair.

- iii. Greenhouse, commercial nursery or truck farming.
- iv. Food handling, processing or packing, other than services that utilize standard home kitchen equipment.
- v. Medical or dental lab.
- vi. Day care, for more than six people.
- vii. Restaurants.
- viii. Sale and/or repair of firearms.

Sec. 3.4 Temporary Use

Certain temporary uses are permitted. The following criteria shall apply:

3.4.1 Use Criteria.

- a. A temporary use shall not exceed 30 days unless otherwise allowed herein or in Section 3.4.2. An applicant cannot be approved for a temporary use within the PUD more than four separate occasions in a calendar year.
- b. A notarized letter from the property owner(s) authorizing temporary use of its property shall be submitted with the application for a temporary use permit from the City.
- c. If the PUD has a private review body, a letter approving temporary use and location shall be submitted. Additionally, the applicant shall provide a plan that shows its certification of the review body.
- d. Adequate ingress, egress, and parking shall be provided on the site or an adjacent site with permission of the adjacent property owner. A notarized letter from the adjacent property owner shall be required to be submitted at the time of an application for a temporary use permit.
- e. If trash will be generated due to the nature of the use, trash receptacles shall be provided by the user or the property owner if permission can be secured.
- f. The hours of operation, including set-up and break-down, shall be limited to the hours of 7:00 AM to 11:00 PM.

3.4.2 Time Limitations for Certain Uses.

Temporary use of land is limited to the following:

- a. Carnivals. Operation shall be limited to 15 consecutive days. No structure or equipment shall be located within 500 feet of a residential property line.
- b. Charitable or non-profit events. Operation shall be limited to four consecutive days unless the City Manager allows an additional period of time to be limited to a specified period of time.
- c. Christmas tree sales. Operation shall be limited to the period from November 15 to

January 1.

- d. Pumpkin sales. Operation shall be limited to the period from October 1 to October 31.
- e. Real Estate sales office. Operation shall be limited to a period of nine months. An extension shall be allowed subject to approval of the City Manager.

ARTICLE 4.0 COMMUNITY GENERAL DEVELOPMENT REQUIREMENTS

Sec. 4.1 General

The standards in this section are intended to apply to all development, except as expressly set forth below. These standards supplement those found elsewhere in the City of Savannah Code of Ordinances. Where there is a conflict in regulations, the more restrictive standard shall apply.

Sec. 4.2 Subdivision Plats and Site Plans

4.2.1 Subdivision Plats. All subdivision of land shall comply with the City of Savannah Code of Ordinances. No subdivision of a tract shall be allowed until a ~~Specific Development~~ Master Plan for such tract has been approved by the MPC and applicable departments and agencies.

4.2.2 ~~Master Site Development~~ Plans. A ~~General~~ Master Plan for a tract shall have been approved by the MPC and applicable departments and agencies prior to submittal of a ~~Specific Development Plan~~ general development site plan.

Sec. 4.3 Open Space

The PUD shall not have less than 20 percent community open space (809 acres, based on gross acreage of the PUD). Community open space includes primary road buffers, perimeter buffers, parks, wetlands and wetland buffers, the utility corridor transecting the PUD, and upland wooded preserves and shall be based on gross acreage.

4.3.1 Conventional Neighborhood Standards

Open space shall be provided as follows:

- a. Single Family Residential: 10% (only 5% of which can be a detention pond, lagoon or lake and a maximum of 50% of which can be retained wetlands).
- b. Multi-Family Residential: 20% (only 10% of which can be a detention pond, lagoon or lake and a maximum of 50% of which can be retained wetlands).

4.3.2 Traditional Neighborhood Standards

- a. Parks shall be required within a five minute walk of all home sites (1,200 feet').
- b. Open space shall be provided as follows:
 - i. Single Family Residential: 10% (only 5% of which can be a detention pond, lagoon or lake and a maximum of 50% of which can be retained wetlands).
 - ii. Attached Single Family: 15% (only 5% of which can be a detention pond,

lagoon or lake and a maximum of 50% of which can be retained wetlands).

4.3.3 Nonresidential and Village Standards

a. Open Space shall be provided as follows:

- i. Commercial, Institutional or Municipal Service: 20% (only 5% of which can be a detention pond, lagoon or lake and a maximum of 50% of which can be retained wetlands).
- ii. Traditional Village:
 - Village Residential (including Live/Work ~~De~~wellling ~~U~~nits): 15% (only 5% of which can be a detention pond, lagoon or lake and a maximum of 50% of which can be retained wetlands).
 - Village Nonresidential: 20% (only 5% of which can be a detention pond, lagoon or lake and a maximum of 50% of which can be retained wetlands).
 - The Village Main Street Core within Villages 1 & 2 shall include a contributing central open space. ~~A central open space shall be within 750' of all residential and nonresidential development.~~ Open spaces shall be bordered by streets and/or buildings along a majority of its perimeter. Where parking or other elements border the space, special design considerations shall be employed such as hedges, low walls, etc. to reinforce the edges of the open space.

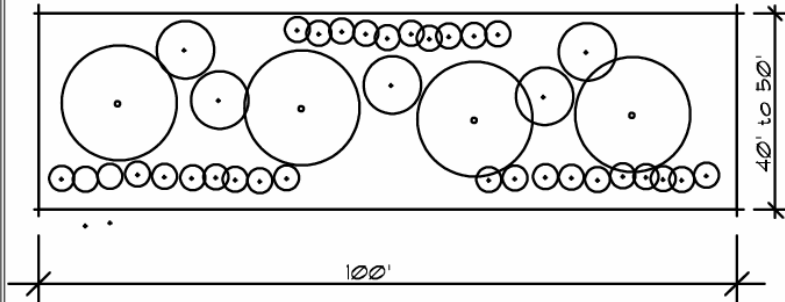
Sec. 4.4 Buffers, Setbacks and Wetlands

4.4.1 Primary Road and Perimeter Buffers. Where a tract is adjacent to a primary road (as defined in Sec. 4.6.1), a vegetative buffer 50 feet in width shall be required along the length of the tract. The buffer shall also serve as a development setback. At all other perimeter boundaries, a 40 foot buffer shall be provided. These buffers shall not apply to the VIL-1, VIL-2 and VIL-3 tracts. To the extent allowed by the Zoning Ordinance, signage shall be allowed in the buffer.

- i. The Primary Road buffer shall be augmented with planted material, fencing and/or landscape berms if existing vegetation is not sufficient or to restore disturbed areas. Adequacy of final buffering shall be as determined by the City Manager or his designee. Minimum standards are as outlined in Figure 4.1 Primary Road & Perimeter Buffer Minimums and Figure 4.2 Typical Primary Road Buffer and Leisure Trail.
- ii. The Perimeter Buffer shall include visual screening, plant material and/or fencing if existing vegetation is not sufficient. Additional buffering shall be required as determined by the City Manager or his designee. Minimum standards are as outlined in Figure 4.1 Primary Road & Perimeter Buffer Minimums.
- iii. Where adjacent tracts are combined, the perimeter buffer will apply to the boundary of the combined tracts.

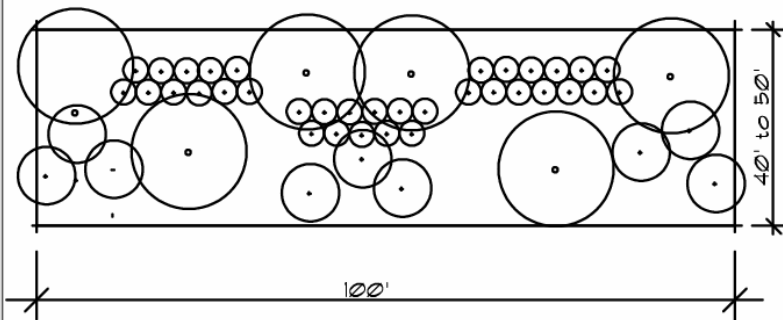
- iv. Village Perimeter and Primary Road Buffers: Within VIL-1, VIL-2 and VIL-3, Primary Road and Perimeter Buffers shall be required to screen all visible parking and service areas. Such buffering shall include canopy trees and adequate evergreen shrub massing to provide screening of vehicles and service areas as indicated in Figure 4.1. Adequacy of final buffering shall be as determined by the City Manager or his designee.
- 4.4.2 Wetlands.** A minimum development setback of 20 feet shall be provided. A larger setback shall be provided if required by agencies regulating wetlands.

FIGURE 4.1
PRIMARY ROAD &
PERIMETER BUFFER
MINIMUMS



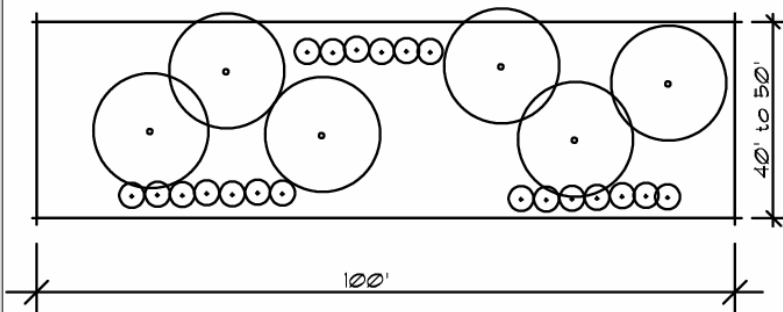
Single Family
Residential Parcel

- 4 Canopy Trees
- 5 Understory Trees
- 30 Evergreen Shrubs
(no maximum height)



Multi-Family Parcel

- 6 Canopy Trees
- 9 Understory Trees
- 35 Evergreen Shrubs
(no maximum height)

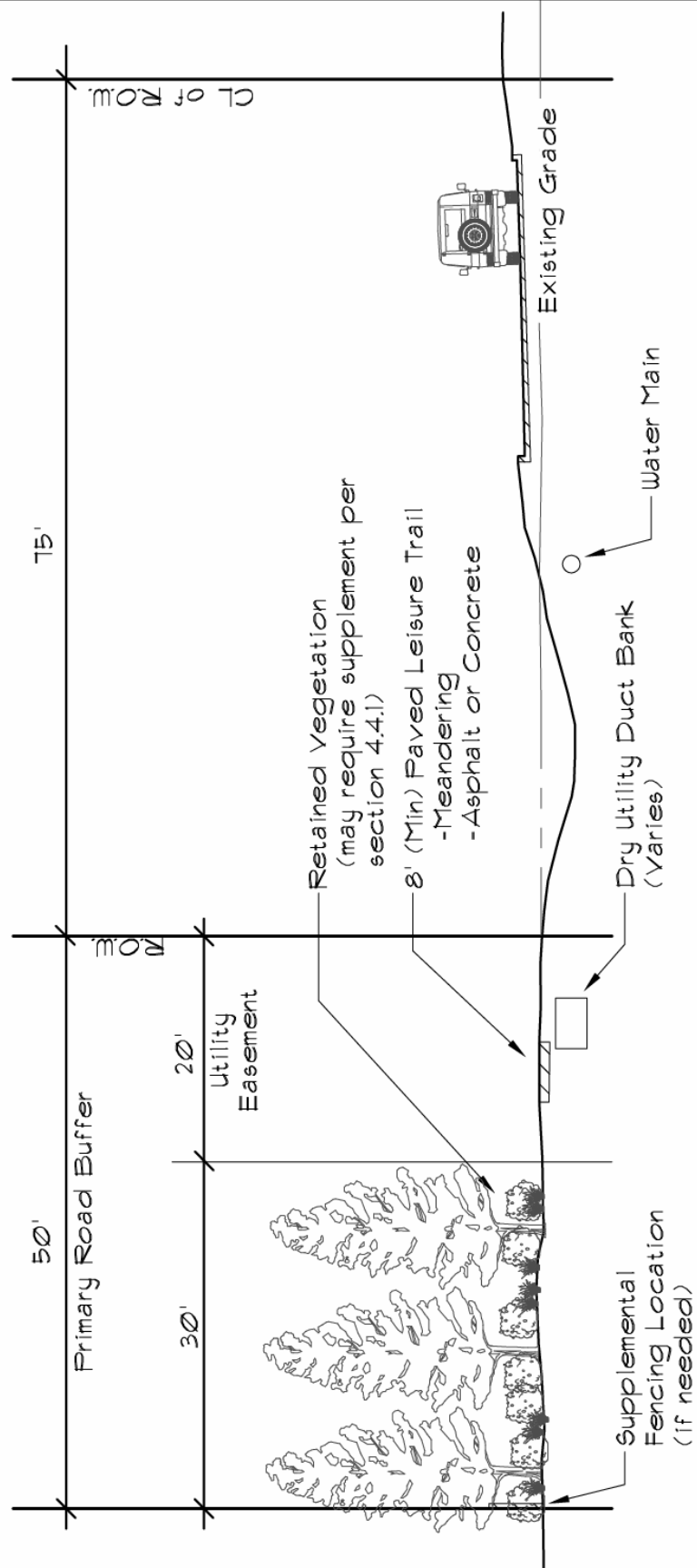


Commercial, Institutional, Municipal
Service/Civic & Village Parcels

- 6 Canopy Trees
- 35 Evergreen Shrubs
(maximum 42" trimmed height)

NOTE: SEE ARTICLE 5.2 FOR DEFINITIONS

FIGURE 4.2
TYPICAL PRIMARY ROAD
BUFFER & LEISURE TRAIL



4.4.3 Clear Cutting. Clear cutting of primary road and perimeter buffers and setbacks shall not be allowed except as required to construct underground utilities (as defined in Sec. 4.7); pedestrian leisure trails (as defined in Sec.4.9) and/or landscape berms.

Sec. 4.5 Street Trees, Landscaping and Tree Preservation

4.5.1 General Requirements. Streetscapes shall include massing of trees and shrubs at entries, intersections and focal points. Roadside grassing shall be required within rights-of-way. Individual home sites shall be encouraged to include grassing and irrigation to the back of curb. All required canopy trees (hardwoods) shall be a minimum of 10 feet tall with a minimum 2½" caliper. Where possible drought resistant plant materials are encouraged.

4.5.2 Primary Road and Perimeter Buffer Minimums. Primary road and perimeter buffer minimum requirements shall take precedence when applicable.

4.5.3 Conventional Commercial, Institutional, Municipal Service/Civic and Conventional Neighborhood Guidelines. Street trees shall average 50' on center along both sides of the road within the tree lawn area. Trees may be placed in a triangular pattern with NHDRC approval.

4.5.4 Traditional Neighborhood Guidelines. Street trees shall average 50' on center along both sides of the road within the required tree lawn area. Lanes, alleys and reverse frontage streets shall be considered exempt from this requirement.

4.5.5 Village Guidelines.

- a. Street trees shall average 50' on center along both sides of all roads within the village. Tree grates may be utilized in densely developed areas. Lanes, alleys and reverse frontage streets may be considered for exemption with NHDRC and City of Savannah Park and Tree Department approval.
- b. Open spaces and parks shall be landscaped so as to provide adequate enclosure from adjacent land uses and adequate tree canopy for shade. Landscaping plans for open spaces and parks shall be required to be approved by the NHDRC and City of Savannah Park and Tree Department.

4.5.6. General Landscape Guidelines. There shall be a conscious intent to preserve existing trees where practical. However, it may be necessary to do substantial clearing to satisfy the parking ratios. In such cases a landscape plan is required to re-vegetate the area. Landscape plans submitted for review shall include the size, species and location of all new plantings, existing trees to be saved, and all grasses and mulched areas. All commercial landscapes and neighborhood entries are to be irrigated and landscaped for approval by the New Hampstead Development Review Committee (NHDRC) and the City of Savannah Park and Tree Department. Landscape designs are to address three main concerns: (1) they must be complementary to the architectural style of the building or entry, (2) they must screen all service, utility and equipment areas and, (3) they must provide shade and screening of parking areas.

4.5.7. Tree Preservation. Within buffer areas, no vegetation shall be removed without prior approval from the NHDRC. Trees with a 24 inch DBH or greater within Upland areas shall have the highest priority for preservation and shall not be cut during silviculture activities without the approval of the City of Savannah Park and Tree Department.

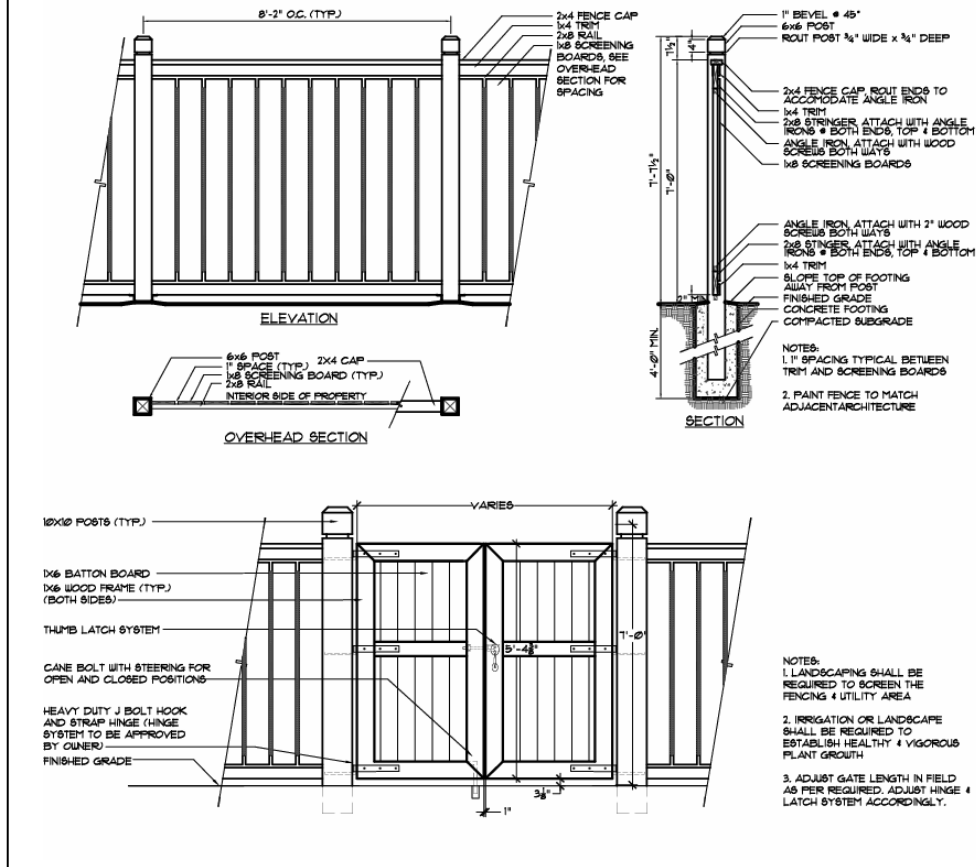
Sec. 4.6 Service Areas and Loading Docks.

- 4.6.1 Location.** Refuse areas, storage, loading and truck parking shall be located so as to minimize visibility from streets, sidewalks and leisure trails. Loading docks shall be limited to commercial parcels, village parcels and institutional parcels. Location and aesthetic treatment shall require NHDRC & MPC approval.
- 4.6.2 Screening.** All exterior trash receptacles shall be screened from public view on three sides and on the fourth side by a gate that screens the receptacles from view. The enclosure and gate should be made of materials compatible to that of the primary structure.
- 4.6.3 Loading Docks.** Loading docks and truck parking shall be screened from public view using building mass, screen walls and/or landscaping.

Sec. 4.7 Utilities and Utility Screening

- 4.7.1 Location.** The following utilities shall be located underground to the extent possible: potable water supply and distribution systems; wastewater collection, treatment, and disposal; irrigation, cable television, telephone, broadband multi-use transmission; and, other utility services. Power distribution systems shall be located underground except for the existing utility corridor and the overhead power lines located on Little Neck Road, Georgia Highway 204, and John Carter Road. Underground utilities can be placed within the Road and Perimeter setbacks (as defined in Sec.4.4.1) provided they are planned so as to accommodate the minimum 8' paved pedestrian leisure trail as well as other required buffer elements. Temporary overhead power lines shall be allowed during construction. See Figure 4.2 Typical Primary Road Buffer and Leisure Trail.
- 4.7.2 Utility Substations and Utility Corral Areas.** These areas shall be enclosed using screening materials and methods as indicated in Figure 4.3. Landscaping and watering methods shall be required and adequacy determined by the NHDRC & City Manager or his designee.

FIGURE 4.3
UTILITY SUB-STATION SCREEN FENCE & GATE
NTS



Sec. 4.8 Streets and Traffic Impact

4.8.1 Primary Roads. The following are primary roads: Little Neck Road, New Hampstead Parkway, Highgate Boulevard within the PUD, and portions of John Carter Road and Georgia Highway 204 abutting the PUD.

4.8.2 Road and Street Design Standards. All roads and streets shall be constructed to all applicable standards except where otherwise modified herein. A modification to City standards not identified herein shall require the approval of the City Manager. The right-of-way standards for road and street design shall be determined by the type of development as follows:

- Conventional Neighborhood.** All primary streets within individual neighborhoods shall have a minimum right-of-way of 60 feet. Secondary streets with cul-de-sacs may have a right-of-way of 50 feet if approved by the City Traffic Engineer. If a cul-de-sac will be used, it shall have a diameter of at least 80 feet in width and 100 foot minimum diameter right-of-way.
- Traditional Neighborhood.** All streets shall be in a grid or broken grid pattern and alleys shall be required. Cul-de-sacs are not allowed. All streets with the exception of alleys and reversed frontage roads shall be crowned with drainage directed to the sides of the street and away from pedestrian crossings and walkways. The permitted types of streets and their right-of-way requirements follow:

Traditional Neighborhood Streets

Type of Street	Parking	Right-of-Way Width (feet)	Minimum Lane Width ^[2] (feet)
Local (two lane) ^[1]	No Parking	48	10
	One Side	56	10
	Both Sides	64	10
Collector (two lane) ^[1]	No Parking	50	11
	One Side	58	11
	Both Sides	66	11
Boulevard (four lanes with median) ^[1]	No Parking ^[3]	90 ^[4]	12
Reverse Frontage (two lanes)	No Parking	30	10
Lane/Alley (two lanes)	No Parking	20	9

- [1] All typical sections (standard) shall include a 5 ft. wide sidewalk, 7½ ft. wide tree lawn and 1½ ft. wide curb and gutter on each side of roadway.
- [2] Parking lanes shall be 8 ft. wide minimum.
- [3] Parking lanes only if approved by City Manager or his designee.
- [4] A 7½ ft. wide tree lawn and a minimum 5' wide sidewalk on each side of the roadway and a median with a minimum width of 14 ft. shall be required.

- c. Village.** All streets shall be in a grid or broken grid pattern. In single family areas, alleys shall be required. Cul-de-sacs are not allowed. All streets with the exception of alleys shall be crowned with drainage directed to the sides of the street and away from pedestrian crossings and walkways.

Village Streets

Type of Street	Parking ^[2]	Right-of-Way Width (feet)	Minimum Pavement Width (feet)
Main Street ^[1] with angled parking & parallel parking	Angled: Facing buildings Parallel: Along open space	n/a	44.5'
Main Street ^[1] with 90° parking on both sides	90°	n/a	63'
Entry Drives (two lanes)	No parking	n/a	24'
Main Street with angled parking both sides	60°	n/a	55'

- [1] Main Street shall include a contributing central open space as a feature of the core area.
- [2] Single rows of parking shall be allowed along streets; however, any larger grouping shall be placed directly behind the Main Street core area. Angled parking may range between 45 and 90 degrees. See Section 4.10 for additional parking requirements.

4.8.3 Vehicular Access Points. Vehicular access points on primary roads shall be determined at the time of General Master Plan submittal for individual tracts, and more specifically determined on the Specific Development Plan. The following criteria shall apply:

- a. Access points shall be planned to minimize the number of intersections while providing adequate ingress and egress.
- b. An access point on a primary road shall be planned so that its centerline aligns with the access point on the opposite side of the road to form a four-way perpendicular intersection. No street shall intersect at an angle less than 75 degrees; however, it is preferable that streets intersect at a 90 degree angle. A maximum of four approaches will be allowed for public intersections. In areas where more than four approaches are critical to the design, a roundabout shall be required.
- c. Access points from primary streets shall facilitate ingress and egress for the entire tract and not an individual property within the tract. A single family residence shall not have direct access from a primary street.
- ~~e.d.~~ All access points shall comply with the requirements of the most current traffic impact analysis provided by the Master Developer as approved by the City.

Sec. 4.9 Sidewalks and Pedestrian Leisure Trails

4.9.1 General Requirements. All tracts within the PUD shall be linked by a system of pedestrian leisure trails.

a. Community Standards

Adjacent to a primary road, a paved pedestrian trail or sidewalk shall be required as follows:

- i. Residential Tracts. A paved pedestrian leisure trail a minimum of 8' in width shall be required to meander within the 50 foot buffer zone adjacent to a primary road and on both sides of the street. The trail shall be constructed by the developer of individual tracts during the initial phase of construction.
- ii. Non-Residential Tracts. A paved sidewalk or leisure trail a minimum of 8' in width shall be required to meander within the 50 ft. buffer. In C1 and C2, the pedestrian system shall be determined at the time of General Master Plan approval. Sidewalks and trails shall be constructed by the developer of a tract during the initial phase of construction.
- iii. Village Tracts. A paved pedestrian leisure trail a minimum of 8' in width shall be required to parallel all primary roads and to be located within the primary utility corridor. Such leisure trails shall connect with/create a continuous leisure trail system linking village areas to the community wide trail system. The trail shall be constructed by the individual tract developer during the initial phase of construction.
- iv. Use of Utility Corridors. Paved leisure trails may overlap the 20' utility corridor within the primary road buffer, when appropriate.

In addition to the community standard, a developer of a tract shall also provide a pedestrian system that is consistent with the character of the development. Standards

include:

- b. Conventional Neighborhood Standards.** All neighborhoods shall be required to have a system of pedestrian ways

A paved sidewalk not less than 5' in width shall be required along all lots. A 7½' tree lawn shall be required between the back of curb and the sidewalk. However, the developer of a tract may propose an alternate trail system in lieu of the sidewalk requirement provided that it is approved by the MPC at the time of General Master Plan approval. The trail shall be at least 8' in width and shall be adjacent to all lots. A combination of a sidewalk and trail system shall be allowed, with approval by the NHDRC and the MPC.

- c. Traditional Neighborhood Standards.**

- i. Traditional Residential neighborhoods shall be required to have sidewalks (5' min. width) along both sides of all streets with a 7½' wide tree lawn between the sidewalk and back of curb. The sidewalk system shall be required to link to the community wide trail system via a trail or sidewalk.

- d. Conventional Commercial Standards.**

- i. Parking rows shall be oriented perpendicular to the business fronts allowing pedestrians to circulate down the drive lanes. Entry plazas will be along the entire front of all buildings. All buildings shall have a minimum 20' wide plaza consisting of both paving and landscape.

- e. Traditional Village Standards.**

- i. All buildings in the Traditional Village are required to have a minimum 20' build to line consisting of both paving and landscaping between the face of the building and the back of curb. In residential front yard areas and corner lot side yards without main entries, sidewalks (5' minimum) with a 7½' tree lawn between the sidewalk and the back of curb are required.
- ii. Other sidewalk widths shall be as follows: 10' wide (minimum and including tree grating in some locations) along the storefronts of retail shops and restaurants; 5' wide for pedestrian connections from shops/restaurants to parking areas; and 5' wide sidewalks adjacent to streets.
- iii. Whenever sidewalks cross drives, a highly visible crosswalk is required. The crosswalk should utilize materials that provide strong contrasts with the vehicular surface and may be set apart by concrete in asphalt, pavers, or other approved materials.
- iv. Sidewalks or sidewalk connections are required to tie to the community wide trail system surrounding the Village. Sidewalk/trail connections within the village shall be a paving material other than asphalt and shall be approved by the NHDRC and the City Manager or his designee.

Sec. 4.10 Parking

4.10.1 General Standards. All parking shall comply with ~~Article D~~Section 9.3 “Off-Street Parking and Loading” of the Zoning Ordinance unless otherwise identified herein.

4.10.2 Location. In non-residential areas, no parking area or structure shall be allowed within a required buffer or setback.

4.10.3 Parking Spaces Required by Type of Development

a. Residential, Conventional

Type of Dwelling Unit	# of Off-street Spaces Required per Type of Dwelling Unit
Single family detached and attached	2.0
Accessory Dwelling	1.0
Multi-Family Studio	1.25
Multi-Family One-bedroom	1.50
Multi-Family Two-bedrooms	1.75
Multi-Family Three or more bedrooms	2.0

b. Residential, Traditional

Type of Dwelling Unit	# of Off-street Spaces Required per Type of Dwelling Unit
Principal Dwelling	2.0
Accessory Dwelling	1.0
Multi-Family One-bedroom	1.50
Multi-Family Two-bedrooms	1.75
Multi-Family Three or more bedrooms	2.0

c. Non-residential, Conventional (includes institutional, park and municipal services)

- i In addition to the requirements of ~~Article D~~Section 9.3 “Off-Street Parking and Loading” of the City of Savannah Zoning Ordinance, the following shall apply:
 - (a) A 12’ wide landscaped zone with curb and gutter shall be required along both sides of all collector roads. A 16’ landscaped island shall be required at the ends of all parking bays. Each parking bay shall be separated from other parking bays by a minimum 12’ wide median. Not more than 10 continuous parking spaces shall be allowed without separation by a tree island. Islands shall meet the following standards:
 - (i) For spaces 20 feet in length, the island shall be 15’ in width.
 - (ii) For spaces 18 feet in length, the island shall be 16’ in width.

d. Village

- (a) The requirements of Section 9.3 “Off-Street Parking and Loading”~~Article D~~ of the City of Savannah Zoning Ordinance shall apply with the following exceptions:

Type of Dwelling Unit	# of Off-street Spaces Required
Single family detached and attached	2.0 per DU
Accessory Dwelling	n/a <u>1.0 per DU</u>
Dwelling above Commercial or: Multi-Family (Studio)	1.25 per DU
Multi-Family (One-bedroom)	1.50 per DU
Multi-Family (Two-bedrooms)	1.75 per DU
Multi-Family (Three or more bedrooms)	2.0 per DU
Neighborhood Commercial	4 per 1,000 sq. ft
Office (all)	4.5 per 1,000 sq. ft.
Restaurant	10 per 1,000 sq. ft.

- (b) A 5% reduction in the total number of required parking spaces may be allowed with approval by MPC staff when a building is used or occupied by two or more uses which typically do not experience peak parking demands at the same time.
- (c) A reduction greater than 5% requires shared parking analysis based on the guidelines of Shared Parking, Second Edition, Mary S. Smith, Urban Land Institute, 2005 and must receive approval by the MPC.
- (d) Parking lots should be located behind buildings or within the interior of a block whenever possible.
- (e) A 16' wide landscaped canopy tree island shall be required at the ends of all parking bays. Each parking bay shall be separated from other parking bays by a minimum 12' wide landscaped median. Not more than 10 continuous parking spaces shall be allowed without separation by a tree island. Tree islands shall meet the following standards:
- (i) For spaces 20 feet in length, the islands shall be 15' in width
 - (ii) For spaces 18 feet in length, the islands shall be 16' in width.
- (f) Parking rows shall be oriented perpendicular to business fronts allowing pedestrians to circulate down the drive lanes.
- (g) Parking areas located along primary roads must be screened from adjacent roads, leisure trails and sidewalks as noted in Section 4.4.1.iv.

Sec. 4.11 Lighting

4.11.1 Lighting by Type of Development.

Street lights, including posts and fixtures, can vary to work aesthetically with the neighborhood theme and signage program, and shall consist of approved fixtures per the Design Guidelines.

a. Primary Roadway Standards

Street lighting shall be required on primary roads at all intersections, commercial areas and at entries to individual neighborhoods. Primary street lighting fixtures shall be selected by the Master Developer and approved by the City Traffic Engineer prior to installation.

b. Residential, Conventional and Traditional Standards.

Street lights shall be mounted on poles 16 feet to 20 feet in height. Lights shall be ~~metal halide~~LED. Design, spacing and wattage shall be approved by the NHDRC and the City of Savannah Traffic Engineer.

c. Non-residential, Conventional and Traditional Standards (not including Traditional Village).

Street lights shall be mounted on poles 16 feet to 20 feet in height. Lights shall be ~~metal halide~~LED. A Lighting Plan shall be provided to the MPC, the City of Savannah Park and Tree Department and the City Traffic Engineering Department showing locations of poles. A Photometric Plan shall also be submitted to MPC, which shows no more than 2.0 footcandles at the edge of a private property.

d. Non-residential, Traditional Village Standards.

Street lights shall be mounted on poles 16 feet to 20 feet in height. Lights shall be ~~metal halide~~LED. Pedestrian luminaries as an aid to way finding are permitted as approved by the NHDRC and the City of Savannah. The exterior illumination of buildings to enhance architectural elements is encouraged. Lighting design, spacing and wattage shall be approved by the NHDRC and the City Traffic Engineer. A Photometric Plan shall also be submitted to MPC which shows no more than 2.0 footcandles at the edge of the property.

Sec. 4.12 Signage

4.12.1 General Requirements.

a. Sign Types- Sign types shall be limited to the types listed below and shall require approval of the NHDRC and the City of Savannah. No pole or pylon signs shall be permitted. Design style shall be in keeping with the overall intent of the community.

b. Lettering- Specifications for approved lettering techniques must be approved by NHDRC.

c. Community Standards

i. Sign Type: **Community Boundary Monument.**

Designation: Large entry marker at the perimeter of the project composed of stone base and stone columns with custom wrought iron fence detail. Monogram logo may be applied to column(s).

Quantity: One (1) Sign per designated location.

Sign Size: 12'-0" Column height with finial. 6'-6" Wall height.

Materials: Wrought iron decorative fence insert. Stone and masonry construction throughout the base and two columns; or masonry and stucco construction throughout the columns.

Colors: To be approved by NHDRC.

Copy: No identity copy. Cast stone or bronze monogram.

Lighting: Lighting should be from concealed ground spot lights as required.

ii. Sign Type: **Subdivision Identity Sign-Entry Walls**

Designation: Identifies separate subdivision entries within New Hampstead Community and may contain the name and/or logo of subdivision. Graphics must be reviewed and approved by the NHDRC.

Quantity: One (1) Wall and Column set flanking each side of subdivision entrance.

Sign Size: Entry walls shall not exceed 6'-0" in height with 10'-6" maximum column height. Special finials, embellishments and wrought iron designs shall be approved by NHDRC.

Sign Area: Sign area shall not exceed 15 square feet. A logo or crest may occur in addition to the sign area, with approval of the NHDRC.

Materials: Stone materials and masonry or stucco finishes approved. Brick selection must be approved by NHDRC, as well as wrought iron and finial details.

Colors: All architectural metal colors are recommended for lettering and logo use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted metal letter surfaces as approved by NHDRC.

Copy: To be approved by NHDRC

Lighting: Lighting shall be from concealed ground positioned spot lights.

Remarks: Individual subdivisions shall not combine Entry Wall identity signs with Median identity signs at one entrance. Only one sign type shall be permitted per entry. Both sign types may be combined at Village 1,2 & 3 entries with NHDRC approval.

iii. Sign Type: **Subdivision Identity Sign-Median Signs**

Designation: Identifies separate subdivision entries within New Hampstead Community and may feature decorative ironwork and logo treatments. Graphics must be reviewed and approved by the NHDRC.

Quantity: One (1) sign per subdivision entry median.

Sign Size: Single or double sided signs are permissible. Sign column and supports not to exceed 10'-6" height x 15' width. Sign design may include a horizontal sign panel or decorative wrought iron top. All identity sign designs and sizes must be approved by the NHDRC.

Sign Area: Sign area shall not exceed 24 square feet per side.

Materials: Stone, masonry, and stucco with applied metal letters on sign panel. Formed metal and cast letters are appropriate, as are specialty crafts such as hammered copper and specialty painted surfaces.

Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.

Copy: To be approved by NHDRC

Lighting: Lighting shall be from concealed ground spot lights.

Remarks: Individual subdivisions shall not combine Entry Wall identity signs with Median identity signs at one entrance. Only one sign type shall be permitted per entry. Both sign types may be combined at Village 1,2 & 3 entries with NHDRC approval.

iv. Sign Type: **Primary Vehicular Directional Signs**

Designation: Directional signs are single or double sided and provide directional or wayfinding information to community facilities.

Quantity: To be determined

Sign Area: Sign panels measure maximum 3'-6" width x 4'-0" height or 14 sq. feet. Sign panels to be single or double sided as required. All directional sign designs and sizes must be approved by the NHDRC.

Materials: Architectural metals with applied metal letters on sign panel. Formed or cast metal letters are appropriate. Stone base and column support. Metal fabricated sign panels for single or double sided configurations.

- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC
- Lighting: Lighting shall be from directional spot lights.
- v. Sign Type: **Secondary Directional Signs: Post & Panel**
- Designation: 6x6 metal posts and panels or all aluminum sign components are acceptable.
- Quantity: To be determined
- Sign Area: Sign panels to vary from 3'-0" x 3'-6" [large], to 2'-0" x 2'-9" [medium], to 1'-6" x 2'-9" [small], mini directional to have panel mounted to post 18" x 22" [mini]. Sign panels to be single or double sided as required. All secondary directional sign designs and sizes must be approved by NHDRC.
- Materials: 6"x6" Metal posts and metal sign panels. In no instances shall the sign post exceed 6'-6" in height. Explore in-stock standard systems and sizes for economical program. Reflective text required. Logo or monogram insert may be included.
- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces.
- Copy: To be approved by the NHDRC
- Remarks: Signs may also be modified and attached to light standards or sign posts created for a more urban and decorative purpose as approved by NHDRC.
- vi. Sign Type: **Temporary Signs (during construction)**
- Designation: Temporary signs to provide wayfinding information during construction period. These signs shall be removed or replaced with permanent signs following completion of project.
- Quantity: To be determined
- Sign Area: To be determined, all temporary sign designs and sizes shall be approved by the NHDRC.
- Materials: Treated wood with applied wood or metal sign panels/reflective text and/or background.
- Colors: To be approved by the NHDRC

- Copy: To be approved by the NHDRC
- vii. Sign Type: **Community Vehicular Regulatory Signs**
- Designation: Georgia DOT regulatory, warning & informational signs are required throughout the New Hampstead Community.
- Quantity: To be determined
- Sign Size Sign sizes, content and shapes shall conform to Federal Highway standards.
- Materials: Metal sign panels, architectural metals, etc.
- Colors: DOT approved colors and sizes (panels). Post to be approved by NHDRC.
- Copy: To be approved by the NHDRC

b. Traditional Village and Commercial Standards

- i. Sign Type: **Storefront Identity Sign (Retail/Commercial/Office)**
- Designation: Storefront identity signs shall exhibit a variety of design and materials in keeping with each tenant's location & architectural design. This sign classification includes canopy or awning signage, however, a maximum of one storefront identity sign is permitted.
- Quantity: One (1) Sign per tenant façade, however, projecting and suspended secondary tenant signs as defined below are also permissible with NHDRC and MPC approval. (See Section 4.12.1.b).
- Sign Area: Signs shall be in scale with the building façade and the architectural style of the structure and should not exceed 2'-6" width x 3'-0" height. Projecting signs not to exceed 7.5 sq. feet. Projecting signs shall be hung 7.5' or more above finished grade. All sign designs and sizes to be reviewed and approved by the NHDRC and the MPC.
- Materials: Architectural metals, applied metal letters on sign panel, formed metal and cast letters are appropriate with wrought iron support brackets mounted to structural façade. Awning and canopy signs may be permitted with NHDRC approval.
- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC

ii. Sign Type: **Window Signage**

Designation: Individual tenant window graphics applied or etched into storefront glass. Non-permanent storefront signage including sandwich boards shall not be allowed.

Quantity: One (1) Sign per store frontage wall. Window signage shall be limited to ground floor windows. All sign logos are to be approved by the NHDRC.

Sign Area: Signs should not exceed 30" in length. All lettering and logos must be appropriate for intended locations. All sign designs and sizes to be reviewed and approved by the NHDRC.

Materials: Etched, frosted glass, vinyl, or gold/silver leaf applications are appropriate.

Colors: To be approved by the NHDRC

Copy: To be approved by the NHDRC

iii. Sign Type: **Projecting or Suspended Secondary Tenant Signs**

Designation: Individual projecting or suspended tenant signs may be the primary identity sign for a tenant, or may be used in conjunction with a larger storefront identity sign with NHDRC and MPC approval. Signs are projecting and suspended from a storefront. Projecting signs shall be hung 7.5' or more above finished grade.

Quantity: One (1) Sign per tenant façade.

Sign Area: Signs shall be in scale with the building façade and the architectural style of the structure. Tenant signs should not exceed 7.5 sq. feet. Double sided signs are permissible. All sign designs and sizes to be reviewed and approved by the NHDRC.

Materials: Architectural metals, applied metal letters on sign panel, formed metal and cast letters are appropriate, as are specialty crafts such as carved wood, hammered copper, etc.

Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.

Copy: To be approved by the NHDRC

Lighting: Lighting shall be from concealed directional spot lights.

iv. Sign Type: **Historical Signage**

Designation: Historical signs may be created to match a designated period of time or employ artistic skills and craftsmanship as noted in the provided example.

Quantity: One (1) Sign per tenant façade in lieu of projecting or suspended secondary tenant sign, with prior approval of NHDRC.

Sign Area: Historic signs shall be in scale with the building façade and the architectural style of the structure. Historic signs should not exceed 7.5 sq. feet. All sign designs and sizes to be reviewed and approved by the NHDRC.

Materials: Architectural metals, wood, applied metal letters on sign panel, formed metal and cast letters are appropriate, as are specialty crafts such as carved wood, hammered copper, etc.

Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.

Copy: To be approved by the NHDRC

v. Sign Type: **Primary Village Gateway**

Designation: Entry sign may include a median identity sign and flanking wall signs.

Quantity: One (1) Set per entrance as approved by NHDRC.

Sign Size: 157.5 sq. foot median sign (10'-6" height x 15' width). Flanking walls approximately 5-6' in height with lettering as approved by NHDRC. All sign designs and sizes to be reviewed and approved by the NHDRC.

Materials: Architectural metals, applied metal letters on sign panel, formed metal and cast letters are appropriate. Metal, stone and masonry, and stucco are approved for walls and bases and tower details.

Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.

Copy: To be approved by the NHDRC

Lighting: Lighting shall be from concealed directional spot lights.

- vi. Sign Type **Major Tenant Identity Sign**
- Designation: A commercial center free standing identity sign for major tenants. This sign type is limited to VIL-3 Parcel only.
- Quantity: One (1) Sign per major tenant as determined by NHDRC.
- Sign Size: 96 sq. feet total area of structure for a vertical sign
[12'-0" height x 8'-0" width].
84 sq. feet total area of structure for a horizontal sign
[7'-0" height x 12'-0" width].
All sign designs and sizes to be reviewed and approved by the NHDRC.
- Materials: Architectural metals, applied metal letters on sign panel, formed metal and cast letters are appropriate, as are specialty crafts such as hammered copper, etc. Stone or masonry and stucco approved for base and stanchion.
- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces are approved by NHDRC.
- Copy: To be approved by the NHDRC
- Lighting: Lighting shall be from directional spot lights concealed in the base.
- vii. Sign Type: **Anchor Tenant Identity (Anchor tenant as defined by NHDRC)**
- Designation: Anchor tenant signs identifying destination, anchor or recreational facilities within the Village areas.
- Quantity: One (1) Sign per tenant.
- Sign Area: Tenant signs shall not exceed 64 sq feet (8'-0" height x 8'-0" width).
Double sided signs are permissible per NHDRC review. All sign designs and sizes to be reviewed and approved by the NHDRC.
- Materials: Architectural metals, applied metal letters on sign panel, formed metal and cast letters are appropriate. Metal, stone and masonry, and stucco are approved for walls and bases and column details.
- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC.

- Lighting: Lighting shall be from concealed directional spot lights.
- viii. Sign Type: **Individual Parcel Identity Signs**
- Designation: Secondary signs identifying commercial or retail destinations which are considered “pads” or stand alone parcels as determined by NHDRC.
- Quantity: One (1) Sign per parcel.
- Sign Area: 60 sq. foot sign size [6’-0” height x 10’-0” long].
10 sq. foot total sign area [2’-0” height x 5’-0” long].
Double sided signs are permissible per NHDRC review. All sign designs and sizes to be reviewed and approved by the NHDRC.
- Materials: Architectural metals, applied metal letters on sign panel, formed metal and cast letters are appropriate. Metal, stone and masonry, and stucco are approved for walls and bases and column details.
- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC.
- Lighting: Lighting shall be from concealed directional spot lights.
- ix. Sign Type: **Secondary or Multiple User Signs**
- Designation: Secondary user tenant signs identify commercial or retail destinations.
- Quantity: One (1) Sign per parcel.
- Sign Area: 96 sq. foot sign size [8’-0” height x 12’-0” long].
50 sq. foot total sign area [5’-0” height x 10’-0” long].
Double sided signs are permissible per NHDRC. All sign designs and sizes to be reviewed and approved by the NHDRC.
- Materials: Architectural metals, applied metal letters on sign panel, plate cut metal and cast letters are appropriate. Metal, stone and masonry, and stucco are approved for walls and bases and column details.
- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC.

- Lighting: Lighting shall be from concealed directional spot lights.
- x. Sign Type: **Village Directional Signs**
- Designation: As required throughout the Village to provide directional or wayfinding information to village destinations.
- Quantity: As required per site.
- Sign Area: Large [6'-0" height x 4'-6" width] .
Medium [5'-6" height x 2'-6" width] .
Small [post & panel]. All sign designs and sizes to be reviewed and approved by the NHDRC.
- Materials: Architectural metals, applied metal letters on sign panel, plate cut metal and cast letters are appropriate. Metal, stone and masonry, and stucco are approved for walls and bases and column details. In no case shall post heights exceed 6'-6" in height.
- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC.
- Lighting: Lighting shall be from concealed directional spot lights.
- xi. Sign Type: **Building Mounted Façade Sign (Large users as determined by NHDRC)**
- Designation: Individual façade signs are the primary identity sign for a tenant.
- Quantity: One (1) Sign per tenant front facade. At their discretion, NHDRC and MPC may approve signage for tenant rear facades which provide a secondary public entrance and which directly abut a large centralized parking area.
- Sign Area: Signs shall be in scale with the building façade and the architectural style of the structure. Façade signs shall not exceed 10% of the front face of the building on which they will appear. With NHDRC and MPC approval, tenant rear façade signage shall be allowed where supporting a public entry. The sign shall not exceed 5% of the rear face of the building on which it appears. All sign designs and sizes to be reviewed and approved by the NHDRC.
- Materials: See xiii for lettering specifications.

- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC.
- Lighting: Lighting shall be from concealed directional spot lights.
- xii. Sign Type: **Building Mounted Façade Sign (Small users as determined by NHDRC)**
- Designation: Individual façade signs are the primary identity sign for a small tenant.
- Quantity: One (1) Sign per tenant front facade. At their discretion, NHDRC and MPC may approve signage for tenant rear façades which provide a secondary customer entrance and which directly abut a large centralized parking area.
- Sign Area: Signs shall be in scale with the building façade and the architectural style of the structure. Façade signs shall not exceed 20% of the front face of the building on which they will appear. With NHDRC and MPC approval, tenant rear façade signage shall be allowed where supporting a public entry. The sign shall not exceed 10% of the rear face of the building on which it appears. All sign designs and sizes to be reviewed and approved by the NHDRC.
- Materials: See xiii for lettering specifications.
- Colors: All architectural metal colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC.
- Lighting: Lighting shall be from concealed directional spot lights.
- xiii. Sign Type: **Village Regulatory Sign System**
- Designation: Georgia DOT regulatory, warning & informational signs are required throughout the villages.
- Quantity: To be determined.
- Sign Area: As specified for conditions. Sign content shapes and sizes must confirm with Federal Highway Standards.
- Materials: Metal sign faces and metal posts. In no case shall post heights exceed 6'-6" in height.
- Colors: Reflective backgrounds as required. Post to be approved by NHDRC.

- Copy: To be approved by the NHDRC.
- xiv. Sign Type: **Informational Kiosk**
- Designation: Two or four sided display for visitor – guest orientation and notices. No commercial advertising shall be permitted.
- Quantity: As required.
- Sign Area: Signs should be similar in appearance with the architectural style of the community buildings. Kiosk can be internally illuminated or lit by concealed fixtures in the roof above. All sign designs and sizes to be reviewed and approved by the NHDRC.
- Materials: Wood, metal or masonry and stone recommended for the base.
- Colors: All architectural metal and paint colors are recommended for use, to include nickel silver, metallic gold, bronze, copper, pewter, brass, and painted surfaces as approved by NHDRC.
- Copy: To be approved by the NHDRC.

ARTICLE 5.0 DEFINITIONS.

Sec. 5.1 General

Where this section specifies a defined term that includes the phrase, “any similar use,” such interpretation shall be made by the Zoning Administrator. The definitions herein pertain only to the PUD. Definitions included within the Zoning Ordinance but not herein shall also apply.

Sec. 5.2 Defined Terms

1. **Accessory Dwelling:** A building that is subordinate to and attached or detached from the principal dwelling. The accessory dwelling shall be no more than 30% of the principal ~~dwelling unit~~Dwelling Unit gross square feet or 900 gross square feet, whichever is less. Manufactured/mobile housing units, shipping containers, and recreational vehicles are not accessory dwellings.
2. **Accessory Structure:** A detached building or structure which is subordinate to the principal building/facility on a lot and used for a purpose customarily incidental to the principal use, including but not limited to garages, greenhouses, swimming pools, tennis courts, cable satellite antenna or other non-commercial radio transmitting/receiving antenna. Manufactured/mobile housing units, shipping containers, and recreational vehicles are not accessory structures.
3. **Accessory Use:** An incidental and subordinate use that is customarily associated with the principal use of the lot or building located on the same lot as the principal use.
4. **Amusement or Recreation Activities (carried on wholly in a building):** Establishments offering amusement or recreational activities for families or groups such as roller skating, video arcades and the like. No amusement or recreation activities other than miniature

golf shall be permitted outside of the building.

5. **Animal Hospital, Veterinary Clinic, Grooming (no boarding):** A veterinary clinic ran by a licensed veterinarian. No animal boarding shall be allowed
6. **Antique Shop:** Establishments offering the sale of antiques. All products for sale must be located within the principle building.
7. **Studio and/or Gallery:** A studio used for the creation and/or sale of works of art.
8. **Assisted Living Unit (Care Home):** A rest home, nursing home, convalescent home, boarding home for the aged or similar use established to render domiciliary care for chronic or convalescent patients, but not including facilities for the care of patients with mental illness or alcohol or drug addiction.
9. **Auto Parking Lot or Garage (no gas):** A secured area or structure used for the commercial operation of long or short term auto parking and/or storage.
10. **Auto Service Station (minor repairs allowed):** A building in which the business of general motor vehicle repair and service is conducted, but excluding a junk or auto wrecking business.
11. **Banks and Offices:** Establishments associated with banking both walk in and/or drive up and office space for use by business and/or professional services, consultants, agents, and the like.
12. **Bicycle Shop:** Establishments associated with the sale and repair of bicycles. All bicycle display and repair must be carried on wholly in a building.
13. **Block:** A division or parcel of land entirely surrounded by rights of ways, natural features or dedicated open space.
14. **Book and/or Stationary Store:** Establishments associated with the sale and/or rental of new and used books, stationary and other sundry products. Associated uses within the store may include coffee bars.
15. **Build to Line:** A prescribed distance from a property boundary within which the façade of a principal building must be located.~~location to which a building's façade must be placed.~~
16. **Building Height:** Building height shall be measured from the elevation of the finished lot grade at the front of the building or structure, to its highest point, excluding chimneys, cupolas and other approved appurtenances.
17. **Canopy Tree:** A tree whose leaves, at maturity, would occupy the upper level of a forest 40 feet or more above the ground and whose canopy spread at maturity is 40 feet or greater in a natural ecological situation. Also called shade tree.
18. **CCRs:** Declaration of Covenants, Conditions and Restrictions for New Hampstead, dated December 28, 2005, and recorded in Deed Book 299-Z, page 21, Chatham County, Georgia, records, as amended by that Amendment dated April 22, 2010 and recorded in Deed Book 360X, page 322, Chatham County, Georgia records; that Second Amendment to Declaration of Covenants, Conditions, and Restrictions for New Hampstead, dated December 1, 2015, and recorded in Deed Book 693, page 545, Chatham County, Georgia

records; that Third Amendment to Declaration of Covenants, Conditions, and Restrictions for New Hampstead, dated December 1, 2015, and recorded in Deed Book 693, page 556, Chatham County, Georgia records; that Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for New Hampstead, dated September 1, 2021 and recorded in Deed Book 2531, page 783, Chatham County, Georgia records; that Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for New Hampstead, dated April 12, 2023 and recorded in Deed Book 3069, page 147, Chatham County, Georgia records, including all amendments, supplements and assignments thereto, as recorded in the Chatham County, Georgia, records, including that Assignment of Declarant's Rights, from Figure 8 (Georgia), LLC to New Hampstead Holdings, LLC, dated October 9, 2019, and recorded in Deed Book 1741, page 575, Chatham County, Georgia records.

18.19. Cemetery – Perpetual Care Facility: A burial place for humans.

19.20. Ceramic Studio and/or Shop: Establishments offering training, lessons, and sales of ceramic ornaments for painting and firing.

20.21. Child Care Center: A building and an outdoor area designed or altered and used for the care and instruction of two or more children (excluding members of the family occupying the premises) for any part of any day and operated on a regular basis.

21.22. Clothing Stores and Dry Goods: Establishments offering the sale of clothing, dry goods and accessories.

22.23. Churches and Places of Worship: A building used for the primary purpose of religious worship.

23.24. Club or Lodge: An incorporated or unincorporated association of civic, social, cultural, religious, literary, political, and recreational or like activities, but not including shooting clubs operated for the benefit of their members and not open to the general public.

24.25. Commercial Wireless Communication Towers and Facilities: [Reserved.]

25.26. Community Recreation: This designation allows for recreational complexes and amenities to serve portions of the PUD. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments and services which include active and passive sports, entertainment facilities and ancillary facilities such as restaurants serving such public recreational facilities. Community Recreation shall not be considered a commercial use and shall not be counted against the overall allowed acreage for commercial uses with the PUD. Permitted uses include:

Outdoor recreational facilities including but not limited to:

- a. Public and/or private golf courses and ancillary facilities associated therewith;
- b. Golf Cart storage barn and maintenance facilities;
- c. Golf learning centers including golf school, pro-shop, sales of equipment, apparel, teaching facilities, practice facility, practice golf holes and the like;
- d. Swimming pools, pool bath houses and gazebos;
- e. Tennis courts;
- f. Lawn games such as bocce, croquet, and volleyball, etc.;
- g. Multi-use fields;
- h. Playgrounds;
- i. Neighborhood parks;

- j. Community parks;
- k. Leisure trails and bike trails;
- l. Gardens;
- m. Other recreational uses include: Recreational buildings, including but not limited to, uses such as indoor recreation, meetings, assembly, banquet, fitness, and hobby space; accessory buildings; community offices/administration/security buildings; maintenance and storage facilities; community service including public and/or private clubhouses; pro shops, snack bars, grills, restaurants and lounges associated with clubhouses; equestrian facilities including stables, pastures, riding rings, barns, trails and the like; walking and hiking trails; camping; cookout areas; outfitter center including office and pro-shop; and, nature labs or centers, aquariums, libraries and the like.
- n. all uses allowed within said conservation area by the terms of said Conservation Easement and Declaration of Restrictions and Covenants, dated December 28, 2017, and recorded in Deed Book 1249, page 718, Chatham County, Georgia, records.

Pursuant to the terms of the Conservation Easement and Declaration of Restrictions and Covenants, dated December 28, 2017, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Deed Book 1249 Pages 718 thru 755, Conservation Areas A, B, and C being shown and depicted as "Areas A, B, and C" on map or plat prepared by Williams Surveying & Mapping, LLC, dated December 7, 2017, and recorded with the Office of the Clerk of Superior Court of Chatham County, Georgia under Plat Book 51 Page 267, have additional restrictions and covenants. Said Deed is attached as Exhibit B and said Plat is attached as Exhibit C.

26-27. Contributing Central Open Space: An area that provides public gathering space and includes open space (plazas, parks) for social activity within new village development.

27-28. Craft Shops: Establishment associated with the sale and/or instruction of crafts and hobbies such as sewing, stamping, model building and the like.

28-29. Convenience Store (gas sales allowed, automobile filling station): Establishment associated with the sale of convenience goods such as soft drinks, beer, water, chips, candy, gum and the like. Automobile filling station – a building or lot having pumps and storage tanks at which fuels, oils or accessories for the use of motor vehicles are dispensed, sold or offered for sale at retail and where repair service is incidental.

29-30. Diameter at Breast Height (DBH): A measurement of the size of a tree equal to the diameter of its trunk measured four and one half feet (4.5') above the adjacent natural grade.

30. Dwelling or Dwelling Unit: One or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one family or more persons living as a Household.

31. Dwelling, Above Commercial: A Dwelling Unit ~~single family dwelling~~ that is located above a commercial property and contains its own separate entry to the outside or an internal corridor.

32. Dwelling, Detached: A dwelling which does not share party or lot-line walls with any adjacent building.

- 33. Dwelling, Multi-Family:** A building with multiple ~~D~~dwelling ~~U~~units. Alternatively, multiple buildings with a single or multiple dwelling units in each building, all of which are located on a single parcel of land. Dwelling Units may have either private or shared access. Dwelling Units may be arranged in a variety of configurations including back to back, side to side, vertical or any combination thereof.
- 34. Dwelling, Patio:** A single family dwelling that is detached or semi-detached (i.e., attached by a common wall to another ~~dwelling-unit~~Dwelling Unit). The lot of each ~~dwelling unit~~Dwelling Unit may have a wall located on the shared lot line to create a private side yard for each dwelling.
- 35. Dwelling, Single Family Attached:** A building containing attached dwellings, each of which are located on a fee simple lot and have their own private entrance.
- 36. Dwelling, Single Family Detached:** A stand-alone building containing only one ~~dwelling unit~~Dwelling Unit.
- 36-37. Eleemosynary or Philanthropic Institutions:** A not-for-profit organization that provides a variety of services to its members or the community but does not provide sleeping accommodations or daily meals. Institutions included under this definition are those which promote the safety, health, and general welfare of the community.
- 37-38. Equestrian Centers and Trails:** Barns, trails, training facilities, paddocks, and accessory buildings to support equine activities.
- 38-39. Evergreen Buffer Hedge:** A grouping of evergreen shrubs planted in close proximity to one another in order to provide a barrier or screen.
- 40. Facilities for Fishing, Boating and Swimming:** Establishments offering the use of fishing, boating and/or swimming equipment and facilities. The facilities may be either indoor or outdoor and may be either for profit or non-profit.
- 39-41. Specific Development Plan:** A Final Master Plan as defined in the Zoning Ordinance.
- 40-42. Florist Shops:** Establishments offering the sale and delivery of ornamental flowers, wreaths, plants and garden ornaments.
- 41-43. Food Stores and Drug Stores:** Grocery stores offering the sale of general groceries, bakery goods, delicatessen goods, floral goods, photo shops and the like. Drug store may be within the food store or separate. Drug stores/pharmacy are a building or part of a building used or intended to be used for the specific purpose of preparing, compounding and dispensing medicines, medications and personal hygienic needs. The drug store shall be allowed to have drive up facilities.
- 44. Funeral Homes:** Establishments offering assistance and sales of materials associated with funerals excluding crematories.
- 45. General Master Plan:** A General Master Plan as defined in the Zoning Ordinance.
- 42-46. Golf Course:** Par three or regulation golf course and ancillary activities offering the sale of golf rounds and equipment or memberships. Ancillary activities may include driving

ranges, practice facilities, maintenance areas, clubhouses, snack bars, cart storage and the like. Alcohol sales may be allowed subject to the City Alcoholic Beverage Ordinance.

43.47. Grocery, Confectionary, Bakery, Pastry Shop and Similar Neighborhood Facilities: Neighborhood scale, boutique style shops offering the sale of specialty groceries, confections, bakery goods, and the like.

44.48. Home Furnishing and/or Hardware Stores: Establishments offering the sale of new or used furniture, hardware goods and power tools.

45.49. Home Occupation: An occupation carried on within a home or from a home in accordance with the criteria listed in Section 3.3.1.

46.50. Hospital and Care Homes: Any institution receiving inpatients or a public institution receiving outpatients and authorized under state law to render medical, surgical or obstetrical care.

51. Hotel, Motel: A lodging establishment consisting of one or more attached or detached buildings containing more than 15 bedrooms or suites to transient guests. No extended stay facilities will be allowed. Ancillary (accessory use) uses may include restaurants, newsstands, gift shops, snack bars or lounges catering primarily to guests, meeting or conference facilities within or adjacent to the primary building, but designed to cater primarily to guests of the facility, and service facilities.

52. Household: A single Housekeeping Unit consisting of one of the following:

- a. an individual or two (2) or more persons related by blood, marriage, adoption, guardianship or other custodial relationship;
- b. four (4) or fewer non-related, non-transient persons; or
- c. four (4) or fewer related and non-related non-transient persons;
- d. individuals with disabilities who have a physical or mental impairment that substantially limits one (1) or more major life activities as defined by the Fair Housing Act, 42 U.S.C. Section 3601 et seq., who live as a Housekeeping Unit.

47.53. Housekeeping Unit: A household that occupies a Dwelling and that shares responsibility for its upkeep.

48.54. Inn: This designation is for establishments providing for an Inn with short term occupancy, including but not limited to, hotels, motels, bed and breakfast inns, inns and apartment accommodations up to 15 rooms. Ancillary (accessory use) uses may include restaurants, newsstands, gift shops, snack bars or lounges catering primarily to guests, meeting or conference facilities within or adjacent to the primary building, but designed to cater primarily to guests of the facility, and service facilities. Additional accessory uses may include campgrounds and recreation and vacation camps, parking lots, swimming pools, tennis courts, playgrounds, laundry rooms and the like designed to serve guests of the establishment.

49.55. Institutional: This designation allows for social, cultural, institutional and civic land uses.—These land uses shall not count against the overall commercial acreage or residential density allowed for PUD. Principal Uses:

- Civic, cultural, municipal, governmental, conference centers, research or other similar

facilities, which may include dormitories or other similar living quarters for students, staff, faculty and professionals.

- Cemeteries and columbaria.
- Public emergency service facilities, library, museum, daycare facilities, post office, social/community centers, etc.
- Assisted care units (Assisted living, nursing home and congregate care). All other assisted care units shall count toward the residential density cap in the same manner as a hotel room.
- Education establishments providing for mental development and enlightenment of the individual, including universities and colleges, kindergartens, primary and secondary schools, music, dance, craft and art schools, business and other specialized training schools.
- Cultural and arts establishments providing for the mental development and enlightenment of the individual and the development of the display and the performing arts, including museums, libraries, art galleries when non-profit and rehearsal and administrative activities associated with orchestral, choral, opera, ballet, dance, theatrical and other performing arts, but not including theaters or other structures and their associated activities when operated as commercial establishments. Also including private and semi-private clubs, lodges, union halls, social centers, and similar establishments.
- Religion establishments providing for religious services and development, including churches, temples, synagogues, and educational buildings.

56. Interior Decorating Business: Professional consulting firm associated with the design and sales of home, office, club and the like interior decorating.

50-57. Land Use Master Plan: New Hampstead Amended Land Use Plan dated September 18, 2018 and last revised November 4, 2024.

51-58. Laundromats/Dry Cleaning: Establishments offering the use of on premise washing and drying machines. Ancillary uses may include the sale of laundry goods, beverages including non-spirituos alcohol.

52-59. Limited Use Retail Shop: Establishments offering limited use retail items such as specialty products which are not produced or manufactured on the premises and are limited to or associated with a single product line of merchandise directed to a specific consumer market. Includes pet stores, specialty food stores, bicycle shops, personal micro and/or mini computer sales or similar uses does not include the sale, service or repair of motorized vehicles, including automotive parts, repair or service stores, tire shops, gasoline sales, package stores or similar uses nor any outdoor display or storage of materials, supplies or products.

53-60. Maintenance Areas: The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and recreation facilities within the PUD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance or individual property regime maintenance. Maintenance facility shall be of a non-commercial nature. Permitted uses associated with the above include:

- Vehicle maintenance;
- Storage of vehicles and parts, boats, recreational vehicles, campers and resident storage units;
- Fuel storage;

- Shops for woodwork, metalwork, painting and similar repairs or crafts;
- Greenhouses, plant propagation areas and holding yards;
- Mulching facility and mulch storage;
- Storage of chemicals and bulk materials as permitted by law;
- Offices associated with community maintenance or security.

54-61. Master Developer: The developer who obtained initial approval of the PUD Land Use Master Plan or its assigns.

~~55. **Master Plan:** New Hampstead PUD Land Use Plan~~Land Use Master Plan~~-dated September 18, 2018 and last revised January **, 2024, and any site development plan approved by the Master Developer with respect to an individual development tract.~~

56-62. Mixed Use Residential: A building designed to accommodate a mix of conforming residential and nonresidential uses consisting of retail sales, personal services or offices.

57-63. Model Homes/Sales Center: This designation allows for the model homes and office/administrative facilities (including temporary trailer facilities) that shall be considered an accessory use associated with the primary sales of on site residential lots and homes within New Hampstead. The facility(s) may be permanent in nature with the model homes being sold as single family residences in the future or the facility(s) may relocate from time to time during the period of development to meet the needs of development phasing.

58-64. Neighborhood Commercial: The Neighborhood Commercial designation allows for the development of neighborhood scale retail trade and service business supported by markets within the PUD and outside the immediate area and the PUD as a whole.

59-65. Neighborhood Development, Traditional: Development that is typified by the culture, design characteristics and traditions exemplified in the Savannah area and the Low Country. It is characterized by a pedestrian-friendly environment of grid streets, neighborhood parks, sidewalks, front porches, lanes, mixed land uses, and compactness of development to encourage residents and workers within this district to live, work, learn, shop, worship, socialize, and recreate in close proximity to home and job.

60-66. Office, General: A facility generally focusing on business, government, professional or financial services.

61-67. Office, Medical: A medical facility in which a doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medial provider treats or counsels patients.

62-68. Office, Professional: Offices of recognized professions, including accountants, architects, dentists, doctors, engineers, lawyers, or other related occupations which are located in the same structure.

63-69. Post Office: Office established by United States Postal Service.

64-70. Private or Parochial Schools: Schools run privately or by a religious organization. Tuition payments are generally required for students to attend. Accessory uses may include ball fields, playgrounds, stadiums and the like.

65-71. Public Schools: Education facilities provided by local government for use by the general public.

66.72. Public Use: Buildings, structures and uses of land operated by a government unit or government agency, including but not restricted to public schools, airports, fire stations, recreation sites and facilities and public utilities.

67.73. Public Uses: Uses of a public or government nature, including, but not restricted to, fire and police stations, and public park and recreational facilities.

68.74. Public Utilities (subject to proof of need): As used in this chapter, a public utility shall only be defined to include pipelines, power transmission lines, telephone and telegraph lines, railroad tracks but not a railroad yard, and such related public utility structure or station necessary for the installation and maintenance of utility services.

69.75. Recreational Vehicle and Boat Storage (subject to screening requirements): Areas or structures used for long term storage of recreational vehicles or boats. Security fencing with opaque landscape screening is required.

70.76. Restaurants (alcohol service allowed): An establishment in which customers purchase meals and/or beverages.

71.77. Restaurants with Drive-Thru: A food establishment, which can provide a meal with drive-thru service.

72.78. Reverse Street Frontage: Parcels with all vehicular access provided from an alley side only. Front of parcel faces open space, such as a green, lake or park.

73.79. Shrub: A woody and fibrous perennial plant of small stature having multiple permanent stems and displaying an upright growth habit.

74.80. Tailor Shop: Establishment offering the alteration, repair and custom making of clothing.

75.81. Temporary Use: A non-permanent use that is allowed in accordance with the criteria listed in Section 3.4.

76.82. Understory Tree: A tree whose leaves, at maturity, would occupy the intermediate level of a forest in a natural ecological situation. Also called ornamental tree.

77.83. Utility Corral: An area consisting of a cluster or grouping of above ground utility components such as but not limited to transformers, backflow preventions, utility boxes or large pieces of mechanical equipment.

78.84. Upland: Areas not located within any area designated by the U.S. Army Corps of Engineers as “wetlands” or wetland buffers and that are regulated by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act or any state or local law or regulation affecting the use of such wetlands.

85. Village: An area that allows retail sites, personal services, office use, public use, and residential uses. Uniform site development standards shall be applied throughout the village.

79.86. Zoning Ordinance: The City of Savannah Zoning Ordinance contained in the Code of Ordinances Savannah, Georgia, Division II, Part 8 – Planning and Regulation of Development, Chapter 3. – Zoning (Effective September 1, 2019), as amended from time

to time. In the event of a conflict between the Zoning Ordinance and this Planned Unit Development for New Hampstead, the more restrictive provision shall control.

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 7th day of May 2025, 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 _____ 2025.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council