

AN ORDINANCE
TO BE ENTITLED

AN ORDINANCE TO AMEND SECTION 7.8 SAVANNAH DOWNTOWN HISTORIC OVERLAY DISTRICT, 7.9 VICTORIAN HISTORIC OVERLAY DISTRICT, 7.10 CUYLER-BROWNVILLE HISTORIC DISTRICT, 7.11 STREETCAR HISTORIC OVERLAY DISTRICT AND 13.5 DEFINED TERMS, HISTORIC OF CHAPTER 3, ZONING, OF PART 8, PLANNING AND REGULATION OF DEVELOPMENT, OF THE CODE OF THE CITY OF SAVANNAH, GEORGIA TO REVISE THE DEFINITION OF “STUCCO” AND CLARIFY “TRUE STUCCO” WITHIN FOUR HISTORIC OVERLAY DISTRICTS; TO PROVIDE FOR EFFECTIVE DATES; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: That Division II, Part 8, Planning and Regulation of Development, Chapter 3, Zoning (Effective September 1, 2019) of the Code of the City of Savannah, Georgia hereinafter be referenced as “Code”, be amended to read as follows:

Note: Revisions shown in red.
Text to be enacted shown in bold and underlined.
Text to be repealed shown in bold and strikethrough.

7.8.10 Savannah Downtown Historic District Design Standards

e. Foundations

i. Alterations to contributing resources

1. Foundations shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
2. If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
3. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

ii. New construction, alterations to non-contributing resources and additions

1. Configuration

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

2. Materials

- a. Foundations piers shall be constructed of brick, stone, or true stucco over concrete block piers.
- b. The space between piers may be filled with wood lattice, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

f. Exterior Walls

ii. New construction, alterations to non-contributing resources and additions

1. Configuration

On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.

2. Materials

a. Permitted materials

i. Residential exterior walls shall be finished in brick, wood or fiber cement siding with a smooth finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.

ii. Wood or fiber cement siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.

b. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco **over insulation and/or wood or metal framing**, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.

7.9.10 Savannah Victorian Historic District Design Standards

a. New Construction, Additions, and Alterations

iii. Foundation

1. Alterations to contributing resources

- a. Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the

original foundation.

- b. If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
- c. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

2. New construction, alterations to non-contributing resources, and additions

- a. Materials
 - i. Foundations shall be constructed of brick, stone, or true stucco over concrete block piers.
 - ii. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

iv. Exterior Walls

1. Alterations to contributing resources

- a. Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new wall shall be of the same materials and configuration as the original wall.
- b. If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.
- c. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, one-part stucco ~~over insulation and/or wood or metal framing~~, and T-111.

2. New construction, alterations to non-contributing resources, and additions

- a. Permitted materials: Brick, stone, wood, true stucco, and wood or fiber cement siding.
- b. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, EIFS, one-part stucco ~~over insulation and/or wood or metal framing~~, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, and metal panels.

c. Fencing and Walls

i. Materials

- 1. Permitted: Wood, iron, brick, true stucco over concrete block, or extruded aluminum.
- 2. Prohibited: Chain-link, vinyl, PVC, and corrugated metal.

7.10.10 Cuyler-Brownville Historic District Design Standards

a. New Construction, Additions, and Alterations

iii. Foundation

1. Alterations to contributing resources

- a. Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
- b. If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
- c. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

2. New construction, alterations to non-contributing resources, and additions

a. Materials

- i. Foundations shall be constructed of brick, stone, or true stucco over concrete block piers.
- ii. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

iv. Exterior Walls

The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.

1. Alterations to contributing resources

- a. Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new wall shall be of the same materials and configuration as the original wall.
- b. If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.
- c. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, recast concrete panels, fiber cement wood siding, EIFS, one-part stucco ~~over~~

~~insulation and/or wood or metal framing~~, and T-111.

2. New construction, alterations to non-contributing resources, and additions

- a. Permitted materials: Brick, stone, wood, true stucco, painted concrete block, precast concrete panels, metal shingles, and wood or fiber cement siding.
- b. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, EIFS, one-part stucco ~~over insulation and/or wood or metal framing~~, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, and metal panels.

c. Fences and Walls

The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate the private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:

i. Materials

1. Permitted: Wood, iron, brick, true stucco over concrete block, or extruded aluminum.
2. Chain link may be permitted in the side and rear yards but not in the front yard. Plastic or metal slats used in chain link shall not be permitted.
3. Prohibited: Vinyl, PVC, and corrugated metal.

7.11.10 Streetcar Historic District Design Standards

a. New Construction, Additions and Alterations

iii. Foundation

1. Alterations to contributing resources

- a. Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.
- b. If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.
- c. The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

2. New construction, alterations to non-contributing resources, and additions

a. Materials

- i. Foundations shall be constructed of brick, stone, or true stucco over concrete block piers.
- ii. The space between piers may be filled with heavy gauge wood lattice with

at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

iv. Exterior Walls

1. Alterations to contributing resources

- a. Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new wall shall be of the same materials and configuration as the original wall.
- b. If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.
- c. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, one-part stucco ~~over insulation and/or wood or metal framing~~, and T-111.

2. New construction, alterations to non-contributing resources, and additions

- a. Permitted materials: Brick, stone, wood, true stucco, and wood or fiber cement siding.
- b. Prohibited materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, EIFS, one-part stucco ~~over insulation and/or wood or metal framing~~, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, and metal panels.

c. Fences and Walls

i. Materials

1. Permitted: Wood, iron, brick, true stucco over concrete block, smooth fiber cement, and extruded aluminum.
2. Chain link may be permitted in the rear yard but not along any street. Plastic or metal slats used in chain link shall not be permitted.
3. Prohibited: Chain-link, vinyl, PVC, and corrugated metal.

Article 13, Section 13.5 Defined Terms, Historic

Stucco: Fine plaster used for coating wall surfaces or molding into architectural decorations. Exterior plaster applied as a two (2) or three (3) part coating directly onto masonry. Historic stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as a binder. Exterior Insulation Finishing System, or EIFS, is not considered stucco for the purposes of this Ordinance.

True Stucco: Exterior plaster applied as a two- (2) or three- (3) part coating ~~directly onto masonry. Exterior Insulation Finishing System, or EIFS, is not considered stucco for the purposes of this Ordinance.~~ A traditional three-coat stucco system consists of a lath base

(made of wood or galvanized/ stainless steel metal mesh), a scratch coat, a brown coat, and a finish coat. The first layer, or scratch coat, has a rough, “scratchy” surface so the next layer better adheres to it. The middle layer, or brown coat, uses a long trowel or “darby” to create a smooth finish. The top coat, or finish coat, is the layer that is colored and/or textured to achieve the final desired appearance. A two-coat stucco system is used when stucco is applied directly to masonry. Therefore, it only consists of a brown coat and a finish coat. Staff cannot approve most modern stucco wall systems, including Exterior insulation and finish systems (EIFS), multiple layers of wallboard, weatherproofing membranes, and lath are not considered stucco for the purposes of this Ordinance.

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 ___ of _____ 2024, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____ day of _____ 2024.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council