

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND DIVISION II, PART 8, PLANNING AND REGULATION OF DEVELOPEMNT, CHAPTER 2. SUBDIVISION REGULATIONS, ARTICLE G – DESIGN STANDARDS, AND CHAPTER 3. ZONING, ARTICLE 3.0 - APPLICATION AND REVIEW PROCEDURES AND ARTCILE 7.0 – OVERLAY DISTRICTS; 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 regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: That Division II, Part 8, Planning and Regulation of Development, Chapter 2. Subdivision Regulations, Article G – Design Standards, and Chapter 3. Zoning, Articles 3.0 – Application and Review Procedures and Article 7.0 – Overlay Districts of the Code of the City of Savannah, Georgia hereinafter be referenced as “Code”, be amended to read as follows:

*Note: Text and/or figures to be enacted shown in red and underlined.
Text and/or figures to be stricken shown in strikethrough.*

Article G – Design Standards.

Sec. 8-2030. - Preservation of noteworthy features.

In all subdivisions, to the maximum degree reasonably practicable, as determined by the MPC, efforts shall be made to preserve historic sites, scenic points and views, large trees and other desirable natural growths, watercourses and other water areas, and other features worthy of preservation, either as portions of public sites and open spaces, or in such other form as to provide amenity to the neighborhood.

Large trees or other desirable natural growths located in public or private street rights-of-way or public or private easements shall not be removed unless such removal is necessary for the installation of utilities or drainage structures or for other purposes in the public interest.

The subdivision or recombination of property within the Savannah Downtown Historic Overlay District shall require a Certificate of Appropriateness as provided in Sec. 3.19 of the Zoning Ordinance.

Article 3.0 – Application and Review Procedures

3.19.2 Applicability

- a. This Section shall apply only to the Savannah Downtown Historic Overlay District, as established in Sec. 7.8.
- b. Unless exempted by this Section, a Certificate of Appropriateness shall be required for the following activities:
 - i. New construction;

- ii. A material change to the exterior appearance of any building or structure, including any alteration or addition;
- iii. A material change to any contributing resource which may have an adverse impact on its structural or historic integrity;
- iv. A material change to, or new construction of walls, fences, or paving;
- v. Demolition of any building or structure;
- vi. Relocation of any building or structure into, within, or out of the Savannah Downtown Historic District;
- vii. Erection, placement, or alteration of any illuminated sign, any sign painted directly on a building, or of any sign that exceeds three (3) square feet in size;
- viii. Erection, placement, or alteration of any awning; ~~and~~
- ix. A change of exterior color; and
- x. Subdivision or recombination of parcel lot or tract.

Article 7.0 – Overlay Districts

7.8.7 Criteria for a Certificate of Appropriateness

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

- a. Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Sec. 7.8.8)
- b. Visual Compatibility Criteria (Sec. 7.8.9);
- c. Savannah Downtown Historic District Design Standards (Sec. 7.8.10);
- d. Relocation Standards (Sec. 3.19.9);
- e. Demolition Standards (Sec. 3.19.9); ~~and~~
- f. Sign Standards (Sec. 9.9); and
- g. Subdivision and Recombination Standards (7.8.12).

7.18.12 Subdivision and Recombination Standards Signs

- a. The subdivision or recombination of lots shall be consistent with the prevailing historic context and lot patterns within the visually related context, including, but not limited to, lot size, lot shape, and lot configurations.
- b. Contributing resources on the same parcel shall not be subdivided or recombined unless the proposed results in the same parcel configuration that existed when one of the contributing resources was constructed.

7.8.13 Signs

Signage within the Savannah Downtown Historic District shall comply with Sec. 9.9, Signs. Special sign districts have been established for Factors Walk, Broughton Street and City Market Character Areas (Sec. 9.9.17).

7.8.13 7.8.14 Maintenance of Contributing Resources

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

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 20th of November 2023, 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 _____ 2023.

Van R. Johnson, II
Mayor

ATTEST:

Mark Massey
Clerk of Council