

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO AMEND ARTICLE D. OFF-STREET PARKING AND SERVICE REQUIREMENTS, SECTION 8-3090(e); TO AMEND ARTICLE D. PLAN AND DESIGN STANDARDS, SECTION 8-3082(r); TO ESTABLISH REQUIRED PARKING REDUCTIONS FOR MULTIFAMILY RESIDENTIAL USES WITHIN THE WEST RIVER STREET DISTRICT 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 Part 8, Chapter 3, Zoning of the Code of the City of Savannah, Georgia (2003) hereinafter referenced as "Code," be amended as follows:

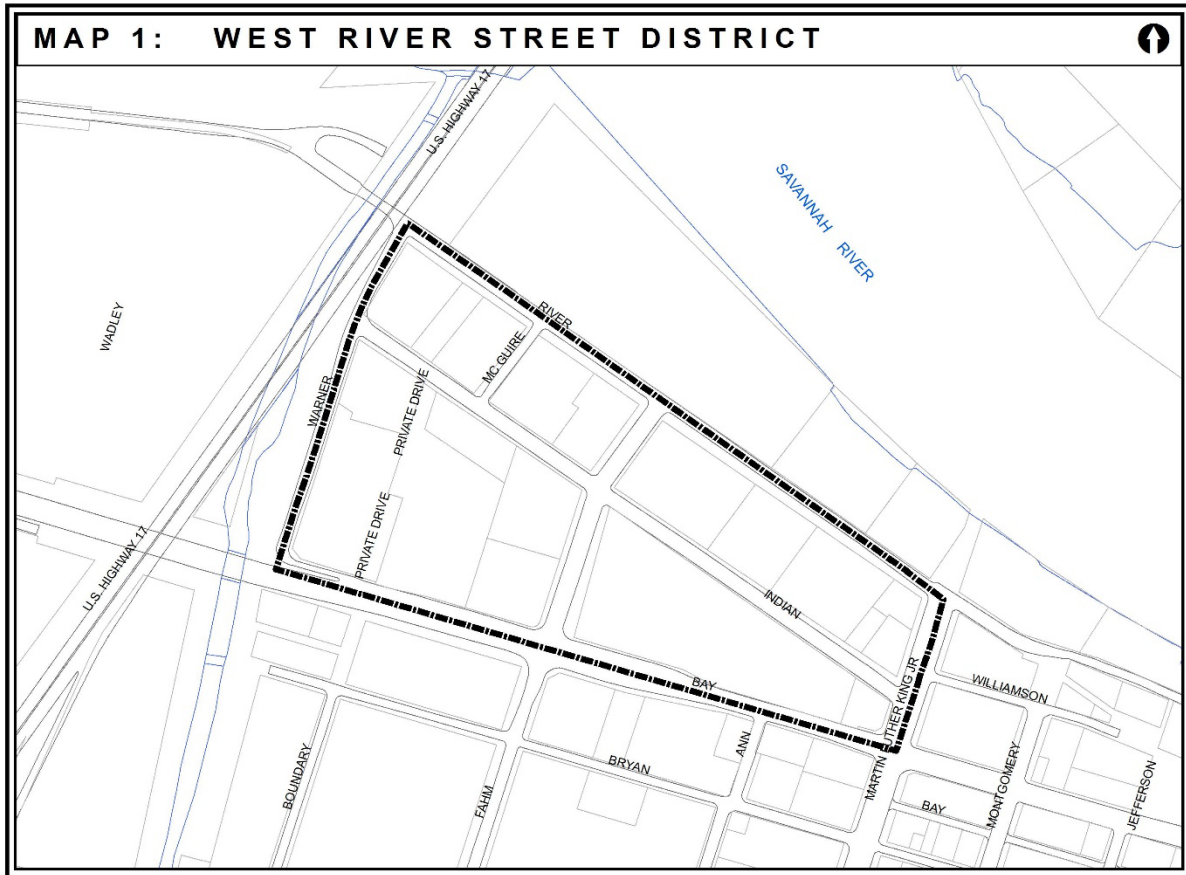
Note: Text to be enacted shown in bold and underlined.

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Article D. Off-street Parking and Service Requirements; Sec. 8-3090. Exempted Uses and Special Off-street Requirements for Specified Zoning Districts.

The following are exceptions from the off-street parking requirements of section 8-3089:

- (e) **West River Street Area.** The West River Street Area as seen in Map 1 is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King Jr. Boulevard and Warner Street.



- (i) Uses within the categories listed in Table 1 Permitted Parking Reduction, that are in the boundaries of the West River Street Area, shall be permitted to reduce the number of off- street parking spaces required in Article D (Sec. 8-3089 – Minimum space requirements for off-street parking).
- (ii) Any use that is not within the use categories listed in Table 1 shall meet the requirements set forth in (Sec. 8-3089 – Minimum space requirements for off-street parking).
- (iii) Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property, **unless otherwise described herein.**

| Table 1: Permitted Parking Reduction | |
|--|---------------------|
| Use Categories Sec. 8-3025 (b) B&I Use Schedule | Permitted Reduction |
| Lodging Facilities* | 50% |
| Retail Sales and Service | 50% |

| | |
|---|-------------------|
| Community Facilities | 50% |
| Restaurants | 50% |
| Incidental Uses | 50% |
| Unclassified Retail Sales and Service | 50% |
| <u>Multifamily Residential (includes upper-story residential) **</u> | <u>50%</u> |

* Provided, however, that this reduction shall apply to transient guests only and that a minimum of one-half space per room be provided.

****Provided however that a reduction shall apply only when required parking (as reduced by 50% pursuant to this section) is located on-site of the multifamily residential development.**

- (1) Any use that is not within the use categories listed in Table 1 shall meet the requirements set forth in Sec. 8-3089 (Minimum space requirements for off-street parking).
- (2) Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property.

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Sec. 8-3082 Plan and Design Standards

Sec. 8-3082(r)

(r) Parking provided on same lot as main building. Off-street parking spaces for residential units (one-family and two-family dwellings) shall be located on the same lot as the main building to be served or shall be provided on an approved common parking area in accordance with the city Code. The following types of uses listed under section 8-3089 shall either provide on-site parking or provide for the required off-street parking on a lot or parcel of land that is adjacent to or directly across the street from the use it is intended to serve:

- (1) Multifamily dwellings.
- (2) Health and medical uses.
- (3) Retail sales and services.
- (4) Rooming house or boardinghouse.

Required off-street parking spaces for all other uses shall be provided on the same lot as the main building to be served or on a lot not more than 150 feet distance from the use it is intended to serve, as measured along the nearest pedestrian walkway. Provided, however, inns, hotels and

motels located within RIP-A districts shall not be required to provide greater than 85 percent of the off-street parking requirements for such uses. For uses within the boundaries of the West River Street Area, as defined in section 8-3090 (e) and with the exception of multifamily uses, remote parking may be established in approved surface or structured parking areas within the boundaries of the district or within 300 feet of the property line of any use within the boundaries of the district.

Provided, further, that a college dormitory apartment building shall be permitted to utilize remote off-street parking up to 500 feet distance from such building, as measured along the nearest pedestrian walkway, subject to the provisions of section 8-3088, "remote parking facility," and provided that the college or university shall certify that it will require students housed within such dormitory apartment building to park their automobiles in such remote lot as a condition of residing in the dormitory facility, and provided that the college or university shall manage the remote parking facility either through lease or ownership, and provided that by suitable covenants the college or university shall certify that such parking facility shall exclusively serve the apartment building dormitory until such time as it ceases to be used for such purpose.

SECTION 2: That the requirement of Section 8-3182(f)(2) of said Code and the law in such cases made and provided has been satisfied. That 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 _____, on the _____ day of _____, 2017, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: Upon the effective date of the ordinance all ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: _____, 2017.

MAYOR

ATTEST:

CLERK OF COUNCIL
FILE NO.: 17-001379-ZA