



EXECUTIVE SUMMARY

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INTRODUCTION

Zoning is used by jurisdictions across the country to classify the division of land into separate districts and regulate which uses are permitted, prohibited and permitted with conditions. It is also used to promote compatible patterns of land uses and includes site development standards to maintain consistent and recognizable development patterns. The City of Savannah and the Metropolitan Planning Commission have been working with the community to revise its zoning ordinance and the associated zoning map. This new zoning ordinance (NewZO) is designed to implement the Chatham County - Savannah Comprehensive Plan. NewZO aims to remedy the shortcomings of the current regulations and streamline them to benefit property owners, residents and the development community.

HISTORY

The City adopted a zoning ordinance in 1960. That core document, with many edits and additions, remains the standard set of requirements for development in the City. The result is a highly complex set of instructions that, in many cases, does not address 21st century development patterns or planning's best practices. Zoning categories in the current ordinance are often a poor fit for the historic building patterns in much of the City, creating thousands of nonconforming properties. Homeowners must frequently seek variances for routine matters like constructing a small addition to a residence. Developers of larger projects tend to gain approvals through an awkward mixture of variances and text amendments (many of them site-specific) that collectively erode public confidence in the integrity of the process.

In the half-century since Savannah established its current zoning ordinance, attitudes towards City planning and development have evolved immensely while the city has expanded to the south and west. In the older parts of the City, there is a clear desire to re-embrace the area's mixed-use, walkable roots, but the current ordinance often mandates suburban standards. Providing parking is an important goal, for example, but it can be a considerable impediment to rehabilitating and re-occupying historic buildings. The City needs a new document that better reflects actual built conditions and the priorities of its residents.

CURRENT ORDINANCE

The current ordinance is challenging both to interpret and to implement. It is organized into lettered articles A through Q with numerous subheadings. Elements that logically belong in one place, such as use tables, are spread among different articles. Traditional Neighborhood classifications (TN-1, TC-2, etc.), for example, are not found in Article B, Zoning Districts, but in Article K, the Mid-City District. This results in confusion for anyone not intimately familiar with the ordinance and its history of amendments. In many cases, articles describing development standards could be more rationally grouped, yet are spread around arbitrarily. Certain large planned developments like New Hampstead have an entire dedicated article at the same level of “Administration and Enforcement,” while others are buried in a in a minor subsection.

Savannah’s current zoning map includes over 70 individual districts with boundaries that sometimes appear haphazard due to the number of individual map amendments that have occurred over the years. Quite often multiple districts cover a single block. The current use table is broken into two separate sections with different definitions is over 50 pages. Standards for individual uses are embedded into the table but are also found elsewhere in the document.

NewZO aims to remedy these and many other shortcomings of the current ordinance and seeks to provide benefits to government, developers, property owners, residents and visitors to Savannah. The following summarizes some key high-level organizing goals of the NewZO.

Key High-Level Revisions of NewZO:

- 1) Reduce and simplify the current range of zoning districts into a handful of higher-level groupings for business, residential, office-institutional, downtown, historic residential, historic commercial, and conservation.
- 2) Create dedicated districts for downtown and historic neighborhoods to better reflect their unique situations.
- 3) Dramatically simplify, rationalize, and update the zoning map.
- 4) Allow mixed-use by right in commercial districts.
- 5) Update development standards to better accommodate existing development patterns.
- 6) Encourage better urban design with specific standards for parking lots, lot coverage and lot frontage, among others.
- 7) Reduce parking requirements where reasonable and provide more flexibility in meeting those requirements through off-site, shared, bicycle or other forms of parking.
- 8) Reduce the number of variance and rezoning requests.
- 9) Improve procedural clarity for all zoning and variance actions.
- 10) Make all requirements easier to understand, implement and enforce.

DEFINITIONS

NewZO expands, re-organizes, and modernizes the set of definitions used in the ordinance. It consolidates several lists of definitions currently spread across different sections into a single article for quick reference. The definitions are more closely tied to the terminology in use throughout the ordinance, which will reduce confusion over ill-defined terms and the need for time-consuming official zoning interpretations. Antiquated terminology in use throughout the current ordinance—rehab facilities described as “homes for chemically dependent persons,” for example—is brought up to date. **See Article 13**

ORGANIZATIONAL CHANGES

Compared to the existing Zoning Ordinance in which various development review processes are spread throughout different articles or are missing altogether, NewZO consolidates the City’s major development and zoning review/approval processes into a single, easy-to-find spot in the ordinance. Article 3 contains user-friendly procedural flow-charts and tables and cross-references other applicable sections of ordinance. Article 3 will allow residents, property owners, developers, and public officials to more clearly understand application submittal requirements and review/approval processes. Additionally, the proposed language will provide predictability by allowing petitioners to better gauge the time required to receive formal decisions on their submitted applications.

Other organizational improvements involve consolidating all the development standards into a single section, bringing all zoning districts into a single use table, and giving all overlay districts a dedicated section. Currently, the Mid-City/Streetcar District and its associated standards, use table and definitions is in Article K, which is separate from standards for other areas. The Victorian District and Downtown Historic District standards are sections, not articles, and are located elsewhere in the ordinance, as illustrated below:

Article J: Wireless Telecommunications Facilities	Sec. 8-3027 Planned neighborhood conservation district.
Article K: Mid-City (Thomas Square) District Zoning Ordinance	Sec. 8-3028 Victorian planned neighborhood conservation district.
Article L: New Hampstead PUD	Sec. 8-3029 Cuyler-Brownsville planned neighborhood conservation district.
Article M: Public Notice	Sec. 8-3030 Historic district.
Article N: Savannah River Landing Planning Unit Development	

By contrast, the groupings in NewZO are much more logical, as demonstrated in the table below.

Article 1	General Provisions
Article 2	Review Bodies & Administrators
Article 3	Application and Review Procedures
Article 4	Measurements and Exceptions
Article 5	Base Zoning Districts
Article 6	Special Zoning Districts
Article 7	Historic and Other Overlay Districts
Article 8	Use Standards
Article 9	General Site Standards
Article 10	Natural Resource Standards
Article 11	Nonconformities
Article 12	Violations, Penalties and Enforcement
Article 13	Abbreviations and Definitions
Appendix A-1	Street Classification for Land Uses

MEASUREMENT AND EXCEPTIONS

NewZO includes an entire section devoted to standards for measurement and exceptions, including several helpful graphics and illustrations. Compared to the existing ordinance, this article should eliminate ambiguity in a range of cases and reduce the need for official interpretations by the zoning administrator. Article 4 provides a ready answer to such questions as:

- What is included when calculating lot coverage?
- Do I round up or down for a fractional value?
- How do I measure building setbacks on unusually-shaped lots?
- How do I calculate distance to a shared/remote parking facility?
- For the purposes of determining a parking requirement, what counts as a seat?

See Article 4

NEW ZONING DISTRICTS

NewZO creates a new set of base zoning districts and groups them into a simple, easy-to-understand framework. For each top-level category, there are a range of sub-categories that determine specific intensity permitted. For example, office institutional has a core OI district but also OI-T (transitional) and OI-E (expanded). The current zoning districts do not lend themselves to similar straightforward groupings and are often quite counterintuitive. **See 5.1 and 5.5-5.17**

NewZO Zoning Districts										
Conservation and Agriculture	Single Family Residential	Duplex	Multi-Family Residential	Traditional Neighborhood	Traditional Residential	Traditional Commercial	Office-Institutional	Downtown	Business	Industry
C	RSF-E	RTF	RMF-1	TR-1	TN-1	TC-1	OI	D-CBD	B-L	IL
C-M	RSF-30		RMF-2	TR-2	TN-2	TC-2	OI-T	D-R	B-N	IL-R
C-P	RSF-20		RMF-3	TR-3	TN-3		OI-E	D-N	B-C	IL-T
A-1	RSF-10							D-C	B-M	I-H
	RSF-6							D-W		
	RSF-5							D-X		
	RSF-4									

In addition to those districts listed in the table above, there is also a dedicated district for mobile home parks (RMHP).

NewZO base zoning districts are generally described as follows:

Conservation Districts: The Conservation (“C”) districts are established to preserve and protect certain lands, marsh and wetland areas or to provide for parkland. Permitted uses are limited to conservation and, with certain limitations, recreation and other uses that are not contrary to the natural character of the districts. **See 5.5**

Agriculture District: The A-1 district is established to allow agricultural areas to be developed in a manner consistent with the retention of agriculture and forestry and the preservation of rural character. This district may also include certain non-agricultural uses that are customarily found in rural areas. **See 5.6**

Residential Single-Family Districts: The Residential Single-family (“RSF”) districts are established to allow single-family detached development on varying lot sizes which are indicated by the number (suffix) following the district name. **See 5.7**

Residential Two-Family (Duplex) District: The Residential Two-family (“RTF”) district is established to allow single and two-family development as well as a limited number of nonresidential uses that are harmonious with residential areas. **See 5.8**

Traditional Residential Districts: The Traditional Residential (TR) districts are intended to accommodate predominately residential neighborhoods that were mostly developed prior to 1950, and that tend to have smaller lot sizes and a variety of housing types compared to those in the Single-Family Residential districts. The Traditional Residential districts are also intended to encourage compatible residential infill. While TR districts are intended to accommodate residential uses, limited nonresidential uses that are compatible with residential neighborhoods may also be allowed. **See 5.9**

Residential Multi-Family Districts: The Residential Multi-family (“RMF-”) districts are established to allow multi-family development in addition to other types of residential development. The districts (RMF-1, RMF-2 and RMF-3) within the RMF- designation provide for varying development standards and generally allow the same uses with a few exceptions. With the exception of RMF-1, the RMF- districts are intended

to be placed on higher classifications of streets and in close proximity to mass transit corridors, retail services and employment opportunities. The RMF-3 district is intended to be used primarily for institutional residential uses. A limited number of nonresidential uses are allowed that are harmonious with multi-family residential areas. **See 5.10**

Residential Manufactured Home Park District: The Residential Manufactured Home Park (“RMHP”) district is established to permit the location and installation of manufactured homes in land-leased manufactured home parks and to provide affordable housing opportunities. A limited number of nonresidential uses are allowed that are harmonious with manufactured home parks. **See 5.11**

Traditional Neighborhood Districts: The Traditional Neighborhood (“TN-”) districts are established to allow residential-oriented mixed-use development in areas that were established in the 19th and early 20th centuries. Residential uses are the foundation of the TN- districts, but each TN- district also allows a mix of non-residential uses. It is this mix of residential, commercial, and institutional uses that distinguishes TN- districts from Residential Single Family (RSF) and Traditional Residential (TR) districts. **See 5.12**

Traditional Commercial Districts: The Traditional Commercial (“TC-”) districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the number following the district name, with the TC-1 being the most limited district and TC-2 the most intense. **See 5.13**

Downtown Districts: The Downtown (“D-”) districts are established to maintain, enhance, and expand the development patterns and mixed-use character of downtown Savannah and to encourage compatible infill development. Development standards within the D- districts are intended to continue historic patterns originating from the Oglethorpe Plan. Each D- district promotes a predominant land use activity (commercial, entertainment, or residential) while still allowing for other uses to locate in the district. The D- districts are intended for use within the Downtown Savannah Historic District and Downtown Expansion Areas. **See 5.14**

Office and Institutional Districts: The Office and Institutional (“OI”) districts are established to provide areas for offices and other low-intensity commercial uses. Certain residential uses may be allowed in some districts. **See 5.15**

Business Districts: The Business (“B-”) districts are established to allow nonresidential uses and limited residential uses. The intensity of uses allowed is indicated by the suffix following the district name, with the B-L being the most limited district and B-C the most intense. **See 5.16**

Industrial Districts: The Industrial (“I-”) districts are established to allow industrial and industrial-like uses with limited non-industrial uses. The intensity of uses allowed is indicated by the suffix following the district name, with the Light Industrial-Restricted district being the most limited and the Heavy Industrial district the most intense. **See 5.17**

Military Installation: The Military (“MI-”) district is established to exempt federal military installations from the requirements as such land is under the control, administration or jurisdiction of the federal government. The use of land, buildings and other structures and development standards for such land, buildings and structures shall be regulated by the responsible federal agency. **See 6.2**

ZONING DISTRICT COMPARISON

The current Zoning Ordinance table below lists all the current base zoning districts in the current ordinance. They are split into categories for “business and institutional” uses and “conservation and residential” uses. The Mid-City/Streetcar District and Victorian districts function essentially as self-contained separate ordinances, and hence have their own separate district. The result is extra complexity and confusion, especially for those unfamiliar with the process.

Current Zoning Ordinance Districts			
Business and Institutional	Conservation and Residential	Mid-City District/Streetcar	Victorian
R-B	CA	TC-1	1-R
RB-1	CM	TC-2	2-R
B-H	CR	TN-2	3-R
B-N	R20	CIV	1-B
BN-1	R10		2-B
B-C	R-6		3-B
B-C-1	R-6A		
B-G	R-6B		
BG-1	R-4		
BG-2	R-M		
B-B	RIP		
I-L	RIP-A		
IL-B	RIP-A1		
P-IL-T	RIP-B		
R-B-C	RIP-B1		
R-BC-1	RIP-C		
O-I	RIP-D		
	IP		
	RMH		
	RMH-1		
	RD		
	A1		

By contrast, the NewZO districts are grouped in a much more straightforward fashion. The corresponding table below compares the existing and proposed NewZO zoning districts. Note that NewZO introduces several categories and in many cases the comparisons are imperfect. A single NewZO category may achieve the purpose of several different existing categories. The table is meant to be suggestive, rather than a strict one-to-one comparison. Additional graphical comparisons are provided in Appendix C. **See 5.1**

Current and NewZO Districts Correspondence Table		
NewZO District		Current District(s)
Acronym	Full Name	Acronym
C	Conservation	C-M/C-R
C-M	Conservation-Marsh	C-M
C-P	Conservation-Park	C-R
A-1	Agricultural	C-A
RSF-E	Residential Single-Family-Estate	C-A
RSF-30	Residential Single-Family-30000 SF	--
RSF-20	Residential Single-Family-20000 SF	R-20
RSF-10	Residential Single-Family-10000 SF	R-10
RSF-6	Residential Single-Family-6000 SF	R-6
RSF-5	Residential Single-Family-5000 SF	--
RSF-4	Residential Single-Family-4000 SF	--
RTF	Residential Two-Family	R-4/R-6-A
TR-1	Traditional Residential 1	R-4/R-6-A/R-6-B
TR-2	Traditional Residential 2	R-4/R-6-A/R-6-B
TR-3	Traditional Residential 3	R-M/R-4
RMF-1	Residential Multi-Family 1	R-M
RMF-2	Residential Multi-Family 2	R-M
RMF-3	Residential Multi-Family 3	R-M
RMHP	Residential Mobile Home Park	R-M-H/R-M-H-1
TN-1	Traditional Neighborhood 1	1-R, 2-R, 3-R
TN-2	Traditional Neighborhood 2	TN-2
TN-3	Traditional Neighborhood 3	--
TC-1	Traditional Commercial 1	TC-1/1-B/2-B
TC-2	Traditional Commercial 2	TC-2/2-B/3-B
D-R	Downtown Residential	RIP-A
D-N	Downtown Neighborhood	RIP-B/RIP-A-1/RIP-C
D-C	Downtown Commercial	RIP-B/RIP-B-1
D-CBD	Downtown Central Business District	B-C-1
D-W	Downtown Waterfront	B-B
OI-T	Office and Institutional-Transition	R-B/I-P
OI	Office and Institutional	O-I/I-P
OI-E	Office and Institutional-Expanded	I-P/R-B

B-L	Limited Business	BN-1/R-B/BG-1
B-N	Neighborhood Business	B-N
B-C	Community Business	B-C
B-M	Maritime Business	P-D-M
IL-R	Light Industrial-Restricted	I-L-B
IL-T	Light Industrial-Transition	P-I-L-T
I-L	Light Industrial	I-L
I-H	Heavy Industrial	I-H

Key changes include:

- More single-family residential categories to better accommodate both smaller and larger lot sizes.
- A dedicated two-family residential district intended for duplex areas where the current R-4 is seen as too permissive.
- Multiple multifamily districts with different development standards (currently, there is only R-M) to better determine the form of multifamily areas.
- Multiple “traditional residential” zones tailored for historic neighborhoods where the current R-6 and R-4 districts are a poor fit for the existing development pattern.
- Rationalization of the various current RIP- and R-B districts into a limited set of clear downtown districts (D-CBD, D-N, D-R, and D-W) to provide more simplicity and clarity for future development in the core downtown historic district and nearby areas.
- The use of traditional commercial districts (TC-1 and TC-2) outside of the Thomas Square/Streetcar area, such as along Waters and Bull Street south of Victory.
- Simplification of a range of different current business zoning categories into B-L, B-N, and B-C for limited, neighborhood, and community business, respectively.
- Elimination of the CIV district in Mid-City/Streetcar District and its replacement with TC- districts
- Two new office-institutional categories to create three possible office and light commercial zones: OI, OI-T and OI-E. These replace a smattering of different zones often given confusing names in the current ordinance.
- The various planned development/PUD district designations are replaced with a single “planned district” that will be directly tied to an approved site plan.

USE TABLE COMPARISON

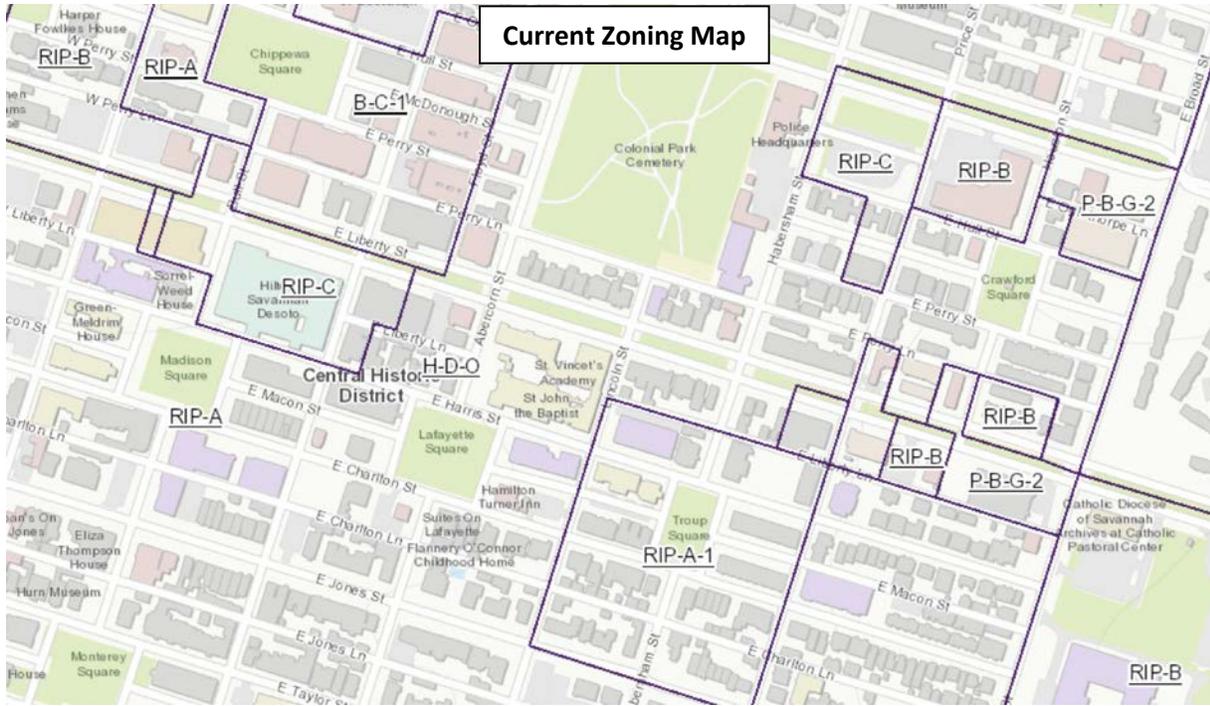
A use table outlining which types of activities are permitted within which districts is at the core of any zoning ordinance. NewZO consolidates all uses into a single, convenient table that is much more user-friendly than the current ordinance with its separate “C and R” and “B and I” tables, each with a different set of districts. NewZO also removes the use conditions/standards to present information in a more compact, readable format. While it still contains specific use standards, such standards are consolidated into a single article (Article 8). As a point of comparison, the current “B and I” use table fills 37 pages; the complete NewZO table is only 12 pages. A snapshot of the existing ordinance “B and I” use table is included in the graphic below. Part of the NewZO table follows. **See 5.4**

- NewZO introduces a range of industrial and manufacturing categories to better reflect the low impact of artisan or craft production. While still a limited use, small-scale production is newly permitted in a range of districts such as TC- and the downtown districts.
- NewZO distinguishes between small (15-75 rooms) and large (75+ rooms) hotels. It also introduces a hotel overlay in the downtown district that specifies where each type may locate.
- There is a new distinction between “colleges and universities” and “educational buildings used by a college or university,” which better addresses the dispersed nature of the SCAD model.
- NewZO modernizes the language used to describe many uses. For instance, it replaces “homes for chemically dependent persons” with “substance recovery facilities.”
- The wide range of personal care homes and facilities in the current ordinance is simplified and rationalized into four categories ranging from small family-operated houses to “congregate” facilities hosting more than 15 people.
- Tattoo Studios (now classified as “body art services”) are permitted in a much wider range of districts, including TN-2, TN-3, TC-, the downtown districts, B-N and B-C. Currently, they are only permitted in the core downtown (BC-1) and community business (B-C) districts.
- Signs are removed from the use table entirely and instead addressed solely in a separate signage section.
- Wine specialty shops have their own category in NewZO and are permitted in the D-N (downtown neighborhood) district, where other package shops are excluded.
- Instructional studios and classrooms are permitted in a much wider range of districts, including office and light industrial zones.
- The residential categories are simplified to no longer distinguish between semi-detached, end-row, and other forms. NewZO includes detached and attached single family dwellings, two-family, three-four family, townhouses, stacked townhouses and apartments.
- Accessory dwellings are excluded from the use table and handled elsewhere in the ordinance.

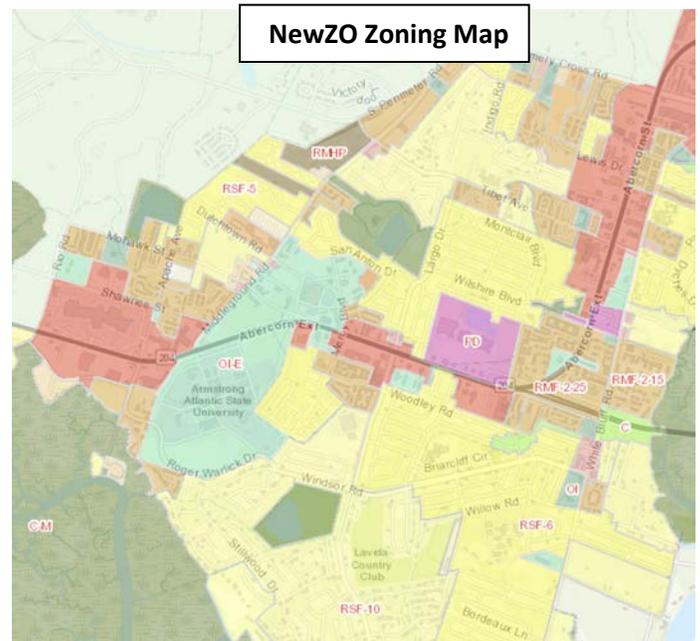
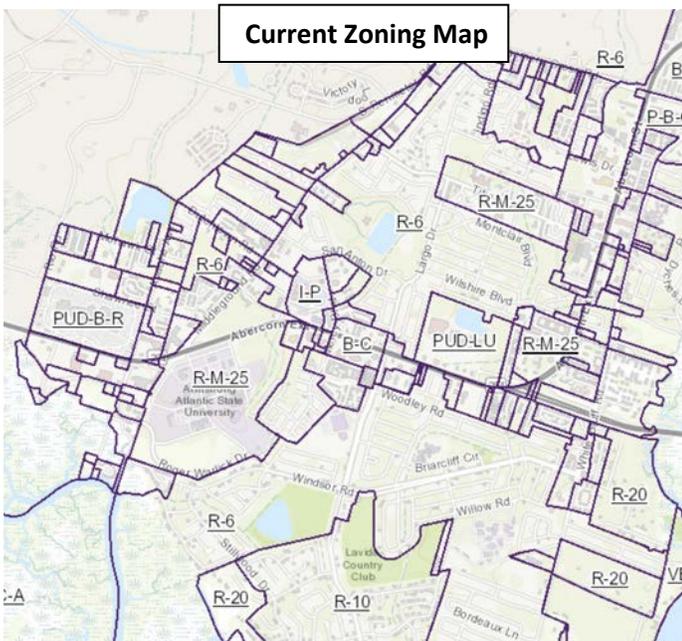
MAP CHANGES

Simplification

After decades of accretive changes and map amendments, most of which have tended to make the zoning map more complex, NewZO dramatically reduces the number of districts and greatly simplifies convoluted boundaries. The result is a much more legible map that is more closely tied to existing development patterns. The graphics below compare the existing (top) and NewZO maps (bottom) for part of the eastern historic district.



The benefits are not restricted to the historic district, either. A comparison of existing and NewZO maps for a portion of the southside reveals a similar simplification:

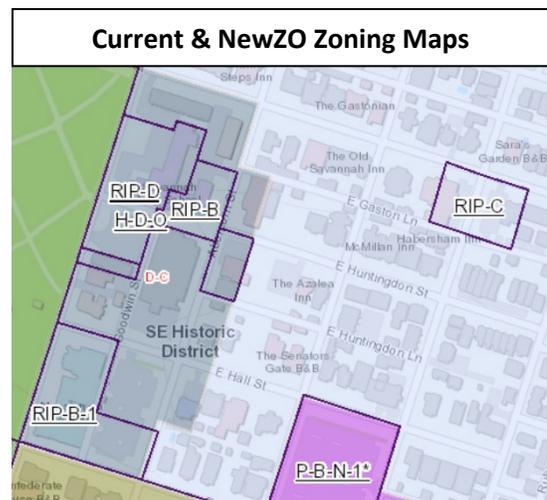


With many fewer districts, NewZO seeks to vastly simplify the zoning map, which should lead to fewer requests for rezonings, fewer requests for variances, and a much more user-friendly document. It also seeks to eliminate zoning district boundaries between compatible districts. After 60 years of modifications, the map has become illogical and unwieldy. For example, the area immediately east of Forsyth Park and north of Gwinnett Street currently has six or seven different districts with complex boundaries. NewZO reduces this to a single, contiguous district. See the illustration below.

In the vast majority of cases, such simplifications do not represent a loss of property rights. The NewZO map was created to be as consistent as possible with the existing development pattern and is generally more flexible than the current map.

Overview of Map Changes

- In most cases, the boundaries between higher-level classes of uses (commercial, residential, office, and so on) are consistent between NewZO and the existing ordinance.
- NewZO uses color instead of just labels to illustrate different districts, which makes the map much easier to understand.
- Neighborhoods like Kensington Park, Fairway Oaks and Magnolia Park are currently zoned R-6 despite

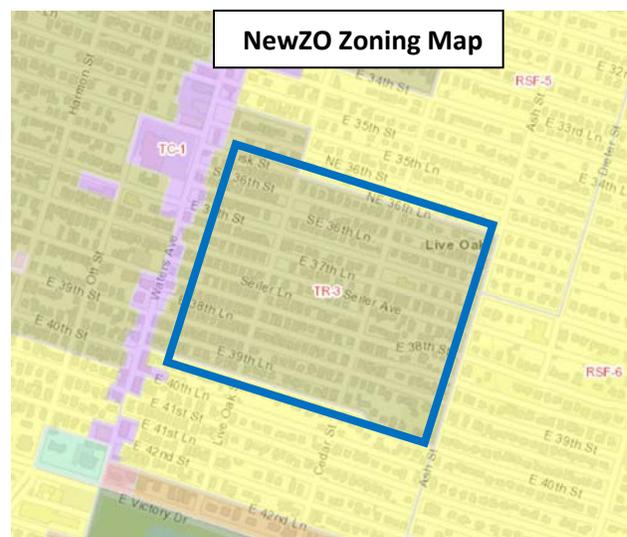
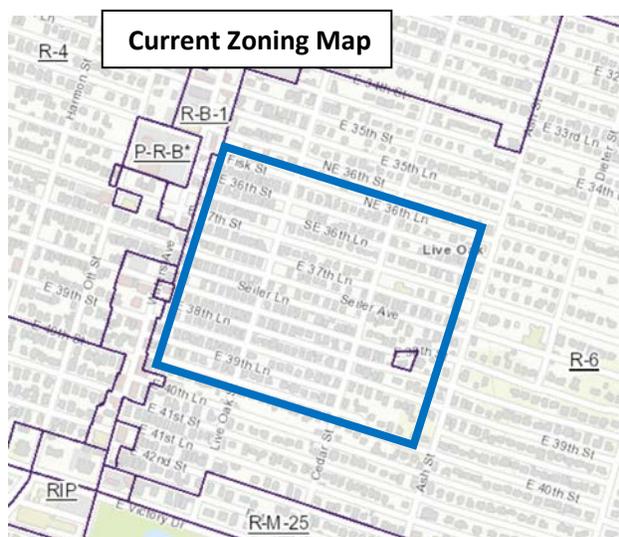


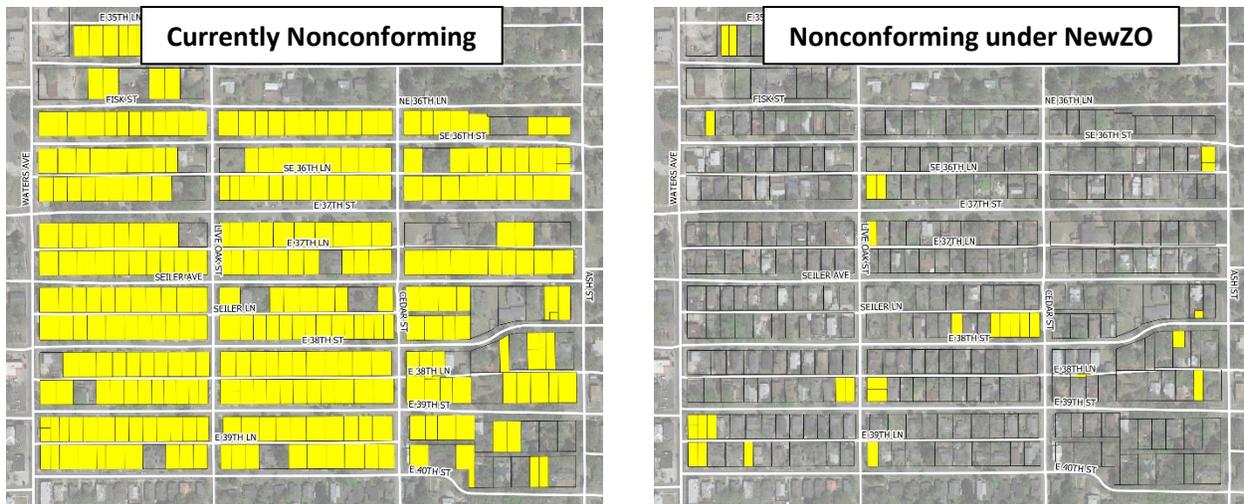
their large average lot sizes. NewZO rezones them to RSF-10 (10,000 square foot lots), which better reflects the existing development pattern.

- Areas in the Live Oak neighborhood east of Waters Avenue and north of Victory Drive change their district from R-6 to TR-3, which permits houses on much smaller lots and hence better reflects the historic layout of the neighborhood. Conversely, areas in Benjamin Van Clark Park change from R-4 to RSF-6 because the area is predominantly single-family, and most lots are 6000 square feet or greater.
- Existing commercial uses in the midtown neighborhood north of Baldwin Park fall under a TN-3 district to bring them into conformance.
- The zoning district boundary between Baldwin Park and Midtown is adjusted a half block to the south to reflect the historic boundary between the two neighborhoods.
- The existing multifamily district on the south side of 42nd Street north of Daffin Park is converted to single-family residential.
- Some existing RIP- and P-R-T zones along Waters south of 52nd Street are converted to the RSF-6 single family district.
- Portions of the Abercorn Heights neighborhoods are converted from R-4 and R-M-25 to RSF-10 (10000 square foot lot single-family districts)
- Hunter Army Airfield is given its own separate Military district.
- Current R-4 districts in Tatumville are converted to RSF-6 (single-family residential with 6000 square foot lots).
- Several planned development districts without clear site plans are converted to the base zoning districts. The area around Chatham Parkway, for example, is shifted from PUD-B-R to the simple B-C district. This should make it much easier for MPC staff to answer zoning questions and make development standards much clearer for property owners and developers.

REDUCING NONCONFORMITIES

Owing to a poor fit between the existing development pattern and current zoning, there are many areas with an excess of nonconforming properties. For example, in the area outlined in blue below just north of Daffin Park and east of Waters Avenue (current zoning on left and NewZO to the right), a small minority of lots meet minimum size requirements. Under NewZO, nearly all lots are made conforming.





The above graphic highlights nonconforming lots in yellow for the example area described above. The current ordinance is shown on the left and NewZO on the right.

PLANNED DEVELOPMENTS

NewZO creates new standards for planned developments. These special-purpose districts allow flexibility and relief from the general standards of the ordinance in exchange for exceptional, innovative or quality community designs that meet the broader goals of the City and would otherwise be impossible within a base zoning district. Planned developments (PDs) are classified as large-scale (over two acres) or small-scale (under two acres), with different submittal and review requirements for each type. They are permitted everywhere except the Downtown Historic District and are not intended as a means of circumventing the ordinance for routine developments.

As part of a planned development district, virtually any standard of the ordinance can be varied, except for historic review requirements, natural resource standards and higher law. The process is intended to result in innovative development and building reuse and allow development to be appropriately integrated into existing neighborhoods.

Planned development districts require a general master plan and a final master plan, which mirror the standards of general and specific development plans: General plans convey the overall development concept with a general layout and proposed uses, while the final master plan provides additional details of dimensions, infrastructure, building articulation and similar features. **See Article 6**

Review Process

Review requirements differ between large-scale and small-scale developments:

For large-scale PDs (L-PD), the general master plan first must be approved by both the Planning Commission and City Council. The Planning Commission then reviews the final master plan and issues a final approval. This process is largely consistent with the procedure for planned developments in the

current ordinance. NewZO provides a more detailed, step-by-step flowchart and sets more stringent submittal requirements.

For small-scale PDs (S-PD), the Planning Commission can consider the general and final master plans concurrently before they are reviewed and given final approval by City Council. **See 6.1**

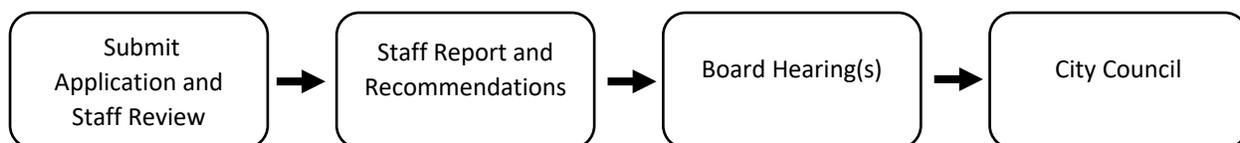
PROCEDURES

NewZO clarifies a range of procedures surrounding every aspect of the planning and development process. It outlines application requirements, standards of completeness, continuances (deferrals) and withdrawals, and the types of public notice, among others. It specifies exactly which information is required on public notices and who receives a notice.

Outline of Process

Zoning changes (text and map amendments) take a four-step process with successive levels of review and approval. This is consistent with the process in the current ordinance, but more explicitly outlined and defined in NewZO:

- 1) The applicant meets with planning staff to discuss his or her intentions and ask questions. They then submit their application and it is reviewed for completeness. Staff may request additional documentation or ask further questions to ensure mutual understanding.
- 2) Planning staff write a report based on research and findings. They issue a recommendation to boards—the Planning Commission, downtown historic board of review, Historic Preservation Commission, or a combination of the above depending on the type of case.
- 3) The appropriate board(s) hold(s) a public hearing of the case as part of its regular meeting schedule and votes to make a recommendation to City Council.
- 4) City Council considers the case and issues a final decision based on previous recommendations.



Pre-Application Conferences

NewZO requires pre-application conferences with the planning director or staff prior to applying for a rezoning map amendment, map amendment to a PUD, or a text amendment. This is intended to ensure applicants understand the process and their options, reduce confusion and ensure planning staff have a complete picture of what the applicant aims to achieve. **See e.g. 3.1.3**

Neighborhood Meeting Requirement

NewZO introduces neighborhood meeting requirements for development plan reviews requiring variances, zoning map amendments, planned development district rezonings, and local historic property

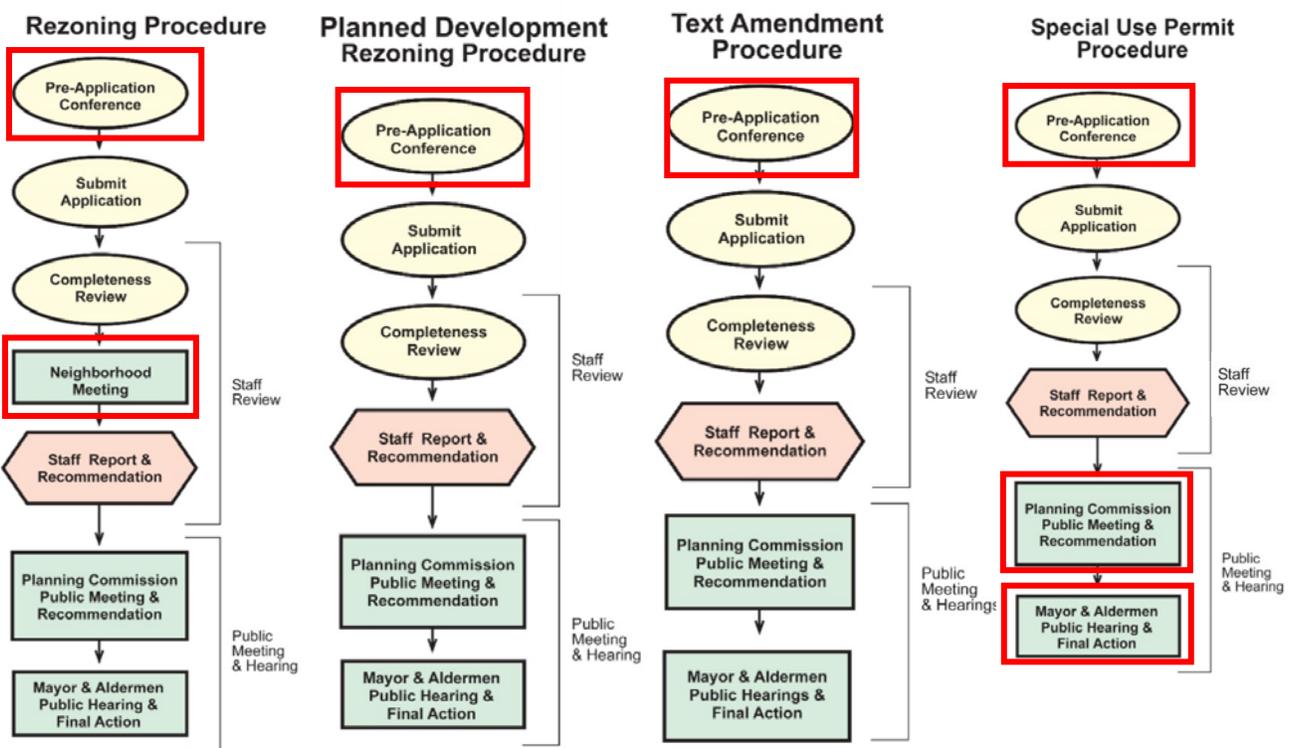
designations. The intention is to host these meetings with the registered neighborhood association where one is available. **See 3.2.7 and Table 3.2.1**

Comprehensive Plan Amendments

NewZO re-introduces a procedure for reconciling the comprehensive plan with proposed zoning map amendments. If a rezoning petition is inconsistent with the future land use map contained within the plan, the applicant must also complete an application for a comprehensive plan amendment. This has its own standards of review and notice requirements but can be heard concurrently with the map amendment. Approval requires a recommendation from the MPC followed by a final action by City Council. In rare cases, proposed rezonings may also require a text amendment to the comprehensive plan. **See 3.4**

Process Flowcharts

The following graphic provides the process flowcharts for common zoning actions, with key changes indicated in red. These consist of the pre-application conference, the neighborhood meeting requirement, and the procedures for reviewing special uses. Note that the MPC and City Council are now required to hear special use cases, whereas currently they are only heard by the ZBA.



Who Can Apply

The following table indicates which organizations and individuals may initiate different types of zoning and planning actions. **See e.g. 3.5.2:**

Table Comparing Who May Initiate Various Types of Amendments				
	Zoning Map Amendment	Zoning Map Amendment, Planned Development	Zoning Text Amendment	Comprehensive Plan Amendment
City Council	X	X	X	X
Planning Commission			X	X
Property Owner (or Agent)	X	X	X	X
Zoning Board of Appeals				
Planning Director			X	
City Bureau or Agency			X	

Process Descriptions

The current ordinance details the application requirements for a map or text amendment—site plans, conflict of interest declarations, notarized signatures—without providing much guidance on the overall process of granting an amendment, from the initial application to its approval by Council. NewZO remedies this problem by clearly outlining the process for each type of amendment (map, text, planned development), indicating which issues go before which boards and the progression of reviews. NewZO also clarifies which party has the final authority on various petitions or requests. The detailed requirements for an application are provided on the application forms and the MPC website. A table illustrating review and approval authorities is provided below. Grey coloration indicates that the body reviews the application and red indicates it has final authority.

Review Steps for Various Types of Applications				
Application	MPC	ZBA	Historic Boards	Council
Red indicates final authority		Grey indicates review authority		
Comprehensive Plan Amendments				
Zoning Text Amendments				
Zoning Text Amendments: Historic overlay/board/COAs				
Zoning Map Amendments				
Zoning Map Amendments: Historic Districts or overlay/height map/historic property				
Establishment of Planned Development Districts				
Special Use Permits				
Local Historic Designations				
Local Historic Property Designations				
Major Development Plans				

Variations associated with development plans				
General Variations				
Variations for Historic Requirements				
Major Subdivisions				
Relief for Nonconforming Uses				
Certificates of Appropriateness				

Review Standards for Rezoning Applications

Standards for considering rezoning applications shift somewhat under NewZO. The following table outlines these changes for map amendments: **See 3.5.11**

Review Criteria for Zoning Map Amendments	
Current Ordinance	NewZO
Adverse Impacts on Adjacent Properties	Suitability and Community Need
Impacts on Nearby Property Values	Compatibility
Vehicular Traffic	Consistency
Adverse Impacts on Improvement of nearby Property	Reasonable Use
Public Services	Adequate Public Services
Future Land Use Plan	Proximity to a Military Base or Airport

Currently, the ordinance does not have specific criteria for considering text amendments. NewZO establishes four clear standards, which should help staff and the Planning Commission weigh proposals and consider them more systematically:

- Consistency
- New or Changing Circumstances
- Error or Inappropriate Standard
- Compliance with Higher Law

Variations

NewZO establishes and clarifies several key limitations on the power to grant variations where the current ordinance is ambiguous or poorly defined. The existing and proposed standards for variations are given in the table below. NewZO uses the existing standards for granting variations in the Downtown Historic District and applies them to all variations:

Existing	NewZO
Relief, if granted, would not cause substantial detriment to the public good	General Consistency (with intent of ordinance)
There are extraordinary conditions/ such conditions are peculiar to the particular piece of property	Special Conditions/circumstances which are peculiar to the site – conditions are not purely financial in nature
Application would cause substantial hardship or cause detriment to the intent of the Ordinance	Literal Interpretation (would cause a harm)
	Minimum Variance
	Special Privilege Not Granted

The first three listed existing requirements for granting a variance are broadly consistent with the proposed conditions in NewZO, although the new requirements are more explicit that financial profitability/losses and actions taken by the applicant are not considered “special conditions.” The notion of “minimum variance” and not conferring a “special privilege” to the applicant are introduced in NewZO. **See 3.21.10**

Other variance changes introduced by NewZO:

- Density Variances are prohibited. **See 3.21.8**
- Height Map Variances are prohibited
- Expanded authority of the Historic District Board of Review (HDBR) and Historic Preservation Commission to grant dimensional, lot coverage and height standard variances. These are currently granted either by the MPC as part of site plan review or by the Zoning Board of Appeals. For example, the HDBR will approve a lot coverage variance for a new townhouse in the Downtown Historic District. **See 3.21.9.c.i And 3.21.9.d.i**
- For variances granted by historic boards, additional criteria that “the variance shall remain in harmony with the general purpose and intent of the design standards...” **See 3.21.9.c.ii And 3.21.9.d.ii**

Historic Preservation Commission

To ensure compliance with State statutes, NewZO creates a new board, the Historic Preservation Commission, to review and make recommendations on development in local historic districts outside the Downtown Historic District. This board will serve a similar role as the Historic District Board of Review (HDBR), but will be responsible for the Mid-City/Streetcar District, the Victorian District and Cuyler-Brownsville. Like the HDBR, it will review new development, major alterations and approve certificates of appropriateness. The board will consist of all the City-appointed members of the Planning Commission. The HPC also functions as the review authority for demolitions in conservation districts. Proposals for new local historic districts receive a recommendation from the HPC before a final review by City Council. **See 2.5**

Additional Review by Historic Boards

With the current ordinance, all zoning map and text amendments go before the Planning Commission, which makes a recommendation to City Council. NewZO maintains this basic structure but requires rezoning map amendments falling within historic overlay districts (Downtown, Mid-City/Streetcar,

Victorian and Cuyler-Brownsville) to be heard by the appropriate historic board as well—either the HDBR or Historic Preservation Commission. In these cases both the MPC and the historic board will submit their recommendations to City Council for their consideration. Reviews by the MPC and historic board can happen concurrently.

For zoning text amendments, the Historic Preservation Commission and HDBR only review changes to portions of the ordinance that are relevant to their mission: historic district designation, property designation, certificates of appropriateness, proactive preservation and any historic overlay. **See 3.7.6, 3.7.7**

Certain issues affecting the boundaries of historic districts, height maps, or contributing resources maps also go before a historic review board, which depending on location will be either the HDBR or Historic Preservation Commission. **See e.g. 3.5.7, 3.5.8, 3.7.6, 3.7.7**

Local Historic Property Designation

In a significant advance for local preservation interests and concerned citizens, NewZO introduces a procedure for designating individual pieces of property anywhere in the City—not just in the historic districts. The process requires consent of the owner, preparation of a preservation plan, review by the Historic Preservation Commission and, finally, approval by Council. Once designated, a property will require a certificate of appropriateness (COA) for significant alterations or demolition. **See 3.17**

Proactive Preservation

NewZO creates a new section on proactive preservation, where the City identifies historic properties that are suffering neglect or are “at risk” and notifies the owner(s) with a deadline for rectification. Owners can appeal on grounds of undue economic hardship, which will be evaluated by the MPC along with a preservation plan. **See 3.20**

Public Notice Improvements

NewZO consolidates Article M “Public Notification” of the existing ordinance into a convenient table that indicates the type of public notice applicable to each type of proposal. It dispenses with specific regulations outlining the content of notices and procedures for notices, instead deferring to Georgia State Zoning Procedures Law 36-66-1. **See 3.2**

Development Plan Review

NewZO explicitly clarifies the review authority of the Planning Commission, Planning Director and City for development plans:

- The City Manager and staff review temporary use permits, accessory uses/structures, and most single-family residential development.
- The Planning Director and staff review commercial and multifamily residential development administratively or before the Planning Commission when applicable.
- For more significant projects involving a rezoning, special use permit, variances associated with a development plan, uses that require a development plan, planned developments, or major subdivisions, the Planning Commission provides a review as part of a public hearing. For all but rezonings, planned developments, and special use permits, the Planning Commission has final authority; a further decision by City Council is not required. **See 3.8**

NewZO provides much needed clarity on the submittal requirements for general and specific development plans. General plans outline the overall concept of a proposed development, conveying a sense of layout and massing. Specific plans provide more detail on the precise location of structures, dimensions, landscaping, and construction materials. Under the current ordinance, there is no clear distinction between the types of plans.

Special Use Permits

Under NewZO, the Planning Commission will review special use permit applications and make recommendations to City Council, which issues the final decision. Depending on the zoning district, special uses include uses like bars, restaurants serving alcohol, hotels and a range of other activities that have the potential for adverse impacts on neighbors. Currently, the Zoning Board of Appeals reviews and has final authority on these cases. **See 3.10**

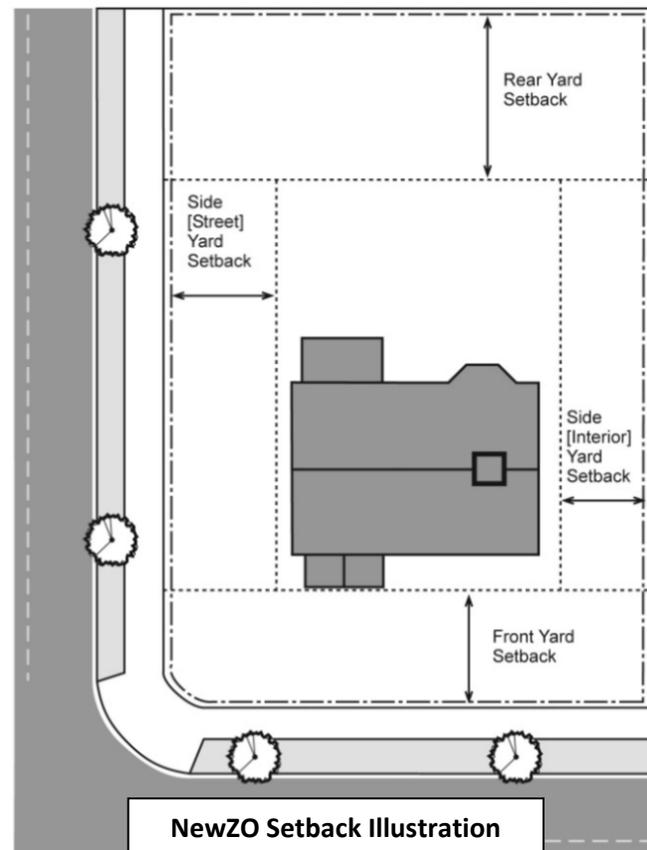
SETBACKS AND RESIDENTIAL LOT DEVELOPMENT

New Definition for Front-Yard Setbacks

Currently, setbacks are calculated from the street centerline, with different values depending on the classification of the street. Major arterials require 85 feet in residential districts, for example, while residential street require 50 feet. NewZO calculates front-yard setbacks from the property line, which simplifies the requirements and ensures that setbacks are consistent regardless of the width of the frontage road. The graphic (right) illustrates some of these changes. **See 4.1.6**

For typical 60-foot residential rights-of way, nothing changes in practice since the current 50-foot setback from the centerline is equivalent to a 20-foot setback from the property line. Narrower rights-of-way will see reduced front-yard setbacks compared to the current requirements, however.

Side-yard setbacks remain the same, and rear-yard setbacks for most single-family residential dwellings are reduced from 25 to 20 feet.



Residential Setbacks Comparison Table

The following color categories are used in tables throughout this summary. Green indicates a standard becomes more flexible, red indicates it is more strict, yellow indicates no change and grey signifies a shift in the standard such that direct comparison is not possible.

Reduced: Increased: No Change: Change in Standard:

Comparison of Residential Setback Requirements									
Setback	Current	R-A	--	--	R-20	R-10	R-6	--	--
	NewZO	A-1	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Front-Yard Setback*	Current	20	--	--	20	20	20	--	--
	NewZO	40	40	30	30	25	20	20	15
Rear-Yard Setback	Current	50	--	--	50	35	25	--	--
	NewZO	40	40	30	30	25	20	20	20
Side-Yard Setback	Current	35	--	--	15	10	5	--	--
	NewZO	20	20	10	10	7	5	5	5

*Front-yard setback comparisons are based on a typical 60-foot residential right-of-way.

For 50-foot, 40-foot, and 30-foot rights-of-way, the front-yard setbacks are as follows:

Front-Yard Setbacks Comparison for Different Right-of-Way Widths									
Right of Way	Current	R-A	--	--	R-20	R-10	R-6	--	--
	NewZO	A-1	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
50' ROW	Current	25	--	--	25	25	25	--	--
	NewZO	40	40	30	30	25	20	20	15
40' ROW	Current	30	--	--	30	30	30	--	--
	NewZO	40	40	30	30	25	20	20	15
30' ROW	Current	35	--	--	35	35	35	--	--
	NewZO	40	40	30	30	25	20	20	15

Improved Clarity on Side-Yard Setbacks for Corner Lots

NewZO clarifies side-yard setback requirements for corner lots by distinguishing between setbacks from streets and setbacks from interior yards. Corner-lot setbacks are currently based on the half of the right-of-way distance of the class of street plus the minimum side-yard setback for normal lots, with a minimum of 15 feet. The requirement is convoluted and often misinterpreted. NewZO reduces minimum corner-lot setbacks to 10 feet for RSF-6, -5 and -4, which is more consistent with the development pattern in much of the City. **See 4.1.6.d**

New Provisions for Lots Served by Lanes

NewZO contains separate provisions for dwellings with vehicular access only from lanes (i.e. no driveways) to encourage urban infill and improve compatibility with the historic development pattern. Minimum

setbacks are reduced in the proposed RSF-6, -5, and -4 zoning districts. Lot sizes are also reduced in RSF-5 and RSF-4. The following table compares NewZO requirements for dwellings on streets and dwellings on lanes in these districts: **See 5.7.5, 5.9.5 and 5.9.9.a**

Comparison of Street and Lane Access Standards under NewZO						
	RSF-6		RSF-5		RSF-4	
Requirement	Street Access	Lane Access	Street Access	Lane Access	Street Access	Lane Access
Lot Area	6000	6000	5000	4000	4000	3500
Lot Width	60	60	50	40	40	35
Front Yard Setback	20	15	20	15	15	12.5
Side Yard Setback	5	5	5	5	5	5
Rear Yard Setback	20	20	20	20	20	20
Building Coverage	40%	40%	40%	45%	40%	45%

Lot Coverage

For most single-family residential districts, lot coverage requirements increase from 30% under the current ordinance to 40% or greater under NewZO. In many neighborhoods such as Ardsley Park, most lots already exceed the 30% coverage and therefore require variances for routine additions. This change, combined with some other tweaks to setback standards as described above, should dramatically reduce the need to appear before a board for minor increases in lot coverage. **See 5.7**

Setbacks for Nonresidential Uses

The change in definition of setbacks also applies to non-residential uses and while standards differ, property owners and developers should also expect more clarity and user-friendliness in NewZO. **See 4.1.6**

DEVELOPMENT STANDARDS FOR SINGLE FAMILY DWELLINGS

Single-Family Residential	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4

NewZO creates several new zoning classifications for single-family dwellings. For low-density development, this includes RSF-E (estate) providing for 1 acre lots and RSF-30 for 30,000 square foot lots. To reduce nonconformities and better reflect Savannah's historic development pattern, NewZO also creates two new categories for smaller lots, RSF-5 at 5000 square feet and RSF-4 at 4000 square feet. The other proposed categories (A-1, RSF-20, RSF-10 and RSF-6) are all essentially equivalent to the existing R-A, R-20, R-10 and R-6 categories, respectively. The following table compares current and NewZO standards. **See 5.7.5**

Comparison of Development Standards for Single-Family Residential Development									
Metric	Current	R-A	--	--	R-20	R-10	R-6	--	--
	NewZO	A-1	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Lot Area	Current	2 acres			20000	10000	6000		
	NewZO	2 acres	43560	30000	20000	10000	6000	5000	4000
Lot Width	Current	200	--	--	100	80	60	--	--
	NewZO	100	120	100	80	70	60	50	40
Building Coverage	Current	none	--	--	none	none	30%	--	--
	NewZO	35%	40%	40%	40%	40%	40%	40%	40%
Height	Current	none	--	--	35	35	50	--	--
	NewZO	36	40	40	40	40	36	36	36
Front-Yard Setback	Current	20	--	--	20	20	20	--	--
	NewZO	40	40	30	30	25	20	20	15
Rear-Yard Setback	Current	50	--	--	50	35	25	--	--
	NewZO	40	40	30	30	25	20	20	20
Side-Yard Setback	Current	35	--	--	15	10	5	--	--
	NewZO	20	20	10	10	7	5	5	5

TRADITIONAL RESIDENTIAL AND TWO-FAMILY ZONES

Traditional Residential and Two-Family	TR-1	TR-2	TR-3	RTF
--	------	------	------	-----

NewZO creates three “traditional residential” classifications and a “two-family” zone that are intended to replace the R-4 district in the existing ordinance. Altogether, the TR-1, TR-2 and TR-3 districts better reflect the historic development pattern with smaller lot sizes and a mix of housing types in neighborhoods like Cuyler-Brownsville and Benjamin Van Clark Park. The two-family (RTF) zone is intended for neighborhoods with larger lots with many existing duplexes. Key points:

- The traditional residential zones have reduced lot area and width requirements to better accommodate smaller lots that are difficult to build upon under the existing ordinance.
- The TR-2 and TR-3 districts permit incrementally less intense housing types while still allowing smaller lots to better suit historic neighborhoods. The comparable R-4 district in the existing ordinance permits higher density three and four-family buildings but also mandates larger lots and hence is a poor fit for many areas.
- In TR-1, the most flexible of the proposed districts, certain housing types such as triplexes/fourplexes and semi-attached housing are permitted only if vehicles access only from the lane. This promotes good urban design and prevents driveways from crowding the streetscape.

- RTF maintains similar standards as the existing R-4 district but doesn't permit more than two units on a site.

See 5.9.5

The following table compares the existing and proposed districts:

Comparison of the Current R-4 District and NewZO Traditional Residential Districts						
		Existing	NewZO			
Housing Type		R-4	RTF	TR-1	TR-2	TR-3
Single-family detached	Lot Area	6000	6000	3000	3000	3000
	Lot Width	60	60	40	40	40
Semi-attached	Lot Area per Unit	3600	3600	2250*	--	--
	Lot Width per Unit	30	30	22.5*	--	--
Two-family (over-under)	Lot Area per Unit	3600	3600	2250	2250	--
	Lot Width per Unit	30	30	22.5	22.5	--
Three and Four-Family	Lot Area per Unit	2500	--	1800*	--	--
	Lot Width per Unit	2500	--	15*	--	--

*Permitted only if vehicle access to the property is from a rear lane and not from a driveway connecting to the street.

TRADITIONAL NEIGHBORHOOD DISTRICTS

Traditional Neighborhood	TN-1	TN-2	TN-3

Victorian District:

TN-1 replaces the 1-R, 2-R and 3-R districts in the existing Victorian Historic District. The only significant differences between the existing districts are the lot area per unit required for apartments; the standards are identical for all other residential types. TN-1 will allow smaller lots for single-family and duplex housing, while requiring slightly more lot area for apartments than is currently allowed. Under NewZO this district can be applied outside the Victorian District, unlike the districts in the current ordinance. NewZO also dispenses with lot area distinctions for different types of apartments and does not specify a minimum for upper-story residential construction. **See 5.12.5**

Comparison of Existing Victorian District Designations and the NewZO TN-1 District					
		Existing			NewZO
Housing Type		1-R	2-R	3-R	TN-1
Single-family detached	Lot Area	3000	3000	3000	2100
	Lot Width	30	30	30	30
Semi-attached	Lot Area per Unit	2100	2100	2100	1375

	Lot Width per Unit	20	20	20	25
Two-family (over-under)	Lot Area per Unit	1500	1500	1500	1050
	Lot Width	30	30	30	30
3-4 Family/Apartments	Lot Area per Unit	1015*	870*	725*	1050
	Lot Width	20	20	20	30
Townhomes	Lot Area per Unit	1050	1050	1050	1050
	Lot Width per Unit	20	20	20	18
Upper-story Residential	Lot Area per Unit	1015*	870	725	No min
	Lot Width per Unit	--	--	--	No min

Midtown/Thomas Square/Streetcar:

NewZO retains the same TN-2 district for most residential areas of midtown Savannah but makes small changes to development standards as indicated in the table below. Highlights are outlined below. **See 5.12.5**

- Residential densities are increased from 20 to 25 units per acre for two- and multi-family housing, which is more consistent with the existing neighborhood fabric.
- NewZO removes explicit density limits on upper-story apartments, but practical constraints such as height, parking, etc. limit development to about 40-60 units per acre.
- NewZO introduces explicit width minima for attached housing.
- Floor height standards are eliminated.
- NewZO introduces front-yard setback standards and increases rear-yard setbacks dramatically (from 5 to 20 feet) to ensure buildings sit forward on their lots.
- Other development standards are consistent with the existing ordinance.

Comparison of the Existing and NewZO TN-2 Districts					
		Existing	NewZO	Residential Density	
		TN-2	TN-2	Existing TN-2	NewZO TN-2
Single-family detached	Lot Area	3000	3000	14.5	14.5
	Lot Width	30	30		
Semi-attached	Lot Area	2200	1750 per unit	20	25
	Lot Width	--	20 per unit		
Two-family (over-under)	Lot Area	2200	1750 per unit	20	25
	Lot Width	30	30		
3-4 Family/Apartments	Lot Area	2200	1750 per unit	20	25
	Lot Width	30	30		
Townhomes	Lot Area	2200	1750 per unit	20	25
	Lot Width	--	18 per unit		
Upper-story Residential	Lot Area	2200	No min	20	approx. 50

Notes on Density Increases

Explicit density requirements expressed in terms of lot area per unit have been eliminated for upper-story residential construction in the TN-1 and TN-2 districts. However, a range of other requirements will serve to limit residential densities. Buildings can cover no more than 60% of a lot and can be no taller than three stories. Individual residential units can be no smaller than 450 square feet and each still requires a dedicated parking space. Together, these constraints imply a limit of around 50 units per acre, which is consistent with the lot area per unit minimum for townhomes in the TN-1 district.

MULTIFAMILY DISTRICTS

Multifamily	RMF-1	RMF-2	RMF-3
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NewZO replaces the single R-M multifamily district with three separate multifamily classifications that have subtly different development standards. This approach should permit greater specificity and more predictability compared to a single blanket multifamily zone. An overall density number is still appended to each zone, such as RMF-2-15 implying 15 units per acre. **See 5.10.5**

- RMF-1 is intended for lower-intensity development and does not permit 3-4 family or apartment buildings
- RMF-3 is the most intense and does not permit single-family dwellings.
- Required lot area per unit and some lot width requirements are reduced in RMF-2 and RMF-3 compared to the existing R-M district.

Comparison of the Existing Multifamily District and NewZO Multifamily Districts					
		Existing	NewZO		
Housing Type		R-M	RMF-1	RMF-2	RMF-3
Single-family detached	Lot Area	6000	6000	5000	--
	Lot Width	60	60	50	--
Semi-attached	Lot Area per Unit	3600	3600	3300	2400
	Lot Width per Unit	30	36	33	24
Two-family (over-under)	Lot Area per Unit	3600	3600	3300	2400
	Lot Width per Unit	30	36	33	24
3-4 Family	Lot Area per Unit	1800	--	No min	No min
	Lot Width	60	--	50	50
Multifamily Apartments	Lot Area per Unit	1300	--	No min	No min
	Lot Width	60	--	55	55
Townhomes	Lot Area per Unit	600	No min	No min	No min
	Lot Width per Unit	18	20	20	20

A comparison of development standards is provided below:

Comparison of Development Standards for Multifamily Districts				
	Existing	NewZO		
Metric	R-M	RMF-1	RMF-2	RMF-3
Front Yard	40*	20	20	--
Front Yard (Apt.)	40*	--	25	25
Side-yard	5	5	5	5
Side-yard (3-4 family)	10	--	7	7
Side-yard (Apt.)	10	--	10	10
Rear Yard	25	25	25	25
Coverage	--	50%	50%	50%
Height	40	50	50	50

*Depends on the width of the right-of-way. This table assumes a 60-foot right-of-way.

TRADITIONAL COMMERCIAL DISTRICTS

Traditional Commercial	TC-1	TC-2
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The proposed traditional commercial districts (TC-1 and TC-2) in NewZO are generally similar to the existing districts of the same name in the Mid-City/Streetcar District ordinance, but NewZO makes adjustments to ensure they are more broadly applicable to areas outside of the Thomas Square/Streetcar area. Most changes are in the same spirit of those made to the traditional residential zones. Other than a reduced lot width requirement from 30 to 20 feet, development standards for nonresidential uses are identical to the existing ordinance. **See 5.13.5**

Among the most notable changes to the traditional commercial districts:

- NewZO eliminates with the floor height and ground floor elevation standards, which are often the subject of variances.
- The permitted residential density has increased from 30 to around 35 units per acre, with greater densities permitted for upper-story residential.
- NewZO introduces lot area per unit standards for different residential types.

Comparison of Existing Traditional Commercial Districts and NewZo TC- Districts					
Housing Type		TC-1	NewZO TC-1	TC-2	NewZO TC-2
Single-family detached	Lot Area	3000	3000	3000	3000
	Lot Width	30	30	35	30
Semi-attached	Lot Area per Unit	2200	1450	2200	1200
	Lot Width per Unit	--	18	--	18
Two-family (over-under)	Lot Area per Unit	1450	1500	1450	1500
	Lot Width	30	30	35	30
3-4 Family	Lot Area per Unit	1450	1450	1450	1200
	Lot Width	30	30	35	30
Townhomes	Lot Area per Unit	1450	1450	1450	1200
	Lot Width per Unit	--	18	--	18
Upper-Story Residential	Lot Area per Unit	1450	No Min	1450	No Min
	Lot Width	30	No Min	35	No Min

DOWNTOWN, OFFICE-INSTITUTIONAL, BUSINESS AND INDUSTRIAL DISTRICTS

Downtown	D-CBD	D-N	D-R	D-C	D-W	D-X
Office-Institutional	OI-T	OI	OI-E			
Business	B-L	B-N	B-C	B-M		
Industrial	I-L	IL-R	IL-T	I-H		

Downtown

While district names change, development standards under NewZO are consistent with the existing downtown zoning districts (RIP-A, BC-1, etc.) with some minor modifications. NewZO maintains the exemption from lot area per unit (residential density) requirements for residential development, introduced through a text amendment in 2017. Historic review and preservation procedures are not affected. Minimum lot width is increased from 18 feet to 20 feet.

See **5.14.5**.

residential uses, building coverage, ground floor area (only in OI-T), and separate setback rules for parking areas. See **5.15.5** and **5.15.6**.

Business Districts

NewZO retains the B-N and B-C districts with some modifications and introduces a B-L (light business) district to better accommodate smaller commercial uses near residential neighborhoods. B-M (Marine Business) largely replaces the existing P-B-M (planned business marina) district.

- Upper-story residential is permitted in all B- districts except B-M (marine business), allowing mixed-use by right.
- Height limits are raised to 75 feet in the B-C district, with provisions to step down near residential districts.
- Maximum ground floor area requirements of 10,000 square feet apply in the B-L district and 50,000 square feet in the B-N district.
- Separate requirements for parking area setbacks.

See **5.16.5** and **5.16.6**.

Industrial Districts

NewZO retains the existing I-L and I-H (light and heavy industrial zones) with some changes. The light industrial transition zone (IL-T) replaces P-IL-T. NewZO also introduces a restricted industrial zone to better accommodate certain light industrial uses.

- NewZO no longer permits residential uses in any industrial district
- NewZO imposes building coverage limitations ranging from 70-80% and limits height in the IL-R and IL-T districts to 50 and 60 feet, respectively.
- Minimum side- and rear-yard setbacks increase, ranging from 25 to 40 feet where the existing ordinance requires 20.
- Separate requirements for parking area setbacks apply.

See **5.17.5**.

ACCESSORY DWELLINGS

NewZO provides new flexibility for developers and property owners to construct accessory dwelling units—ADUs (also known as garage apartments or carriage houses). ADUs are newly permitted in single-family districts, but only on lots at least 200% of the minimum lot area required for the district. In practice, this confines ADUs to a limited range of locations in these districts. Other considerations:

- ADUs are limited to between 400 and 600 square feet and may contain no more than 1 bedroom.
- Located 10 feet from the principal dwelling.
- They must be built in an architectural style consistent with the principal dwelling.
- They must share electrical and sewer service with the principal dwelling.

The 200% standard does not apply in TC-, TN-, D-, and R-1 districts—collectively the more historic portions of the city—where ADUs are well-established as a common housing type.

See **8.7.4** for further details.

PARKING

NewZO institutes reforms to Savannah’s off-street parking regulations that will provide more predictable standards for many uses and more flexibility in meeting those requirements. Recognizing that minimum parking requirements are a significant component of residential affordability, NewZO reduces parking minima to one space per unit, regardless of size. Requirements also decrease (become more flexible) for certain classes of office and retail but increase for uses such as churches where problems have emerged under the current ordinance. The number of uses where a zoning administrator is required to decide parking requirements have been slashed dramatically, offering developers more clarity. New and expanded options such as shared parking, payment in lieu of parking, and expanded distances for remote parking provide much more flexibility in meeting requirements. Special parking districts in the downtown and midtown districts reduce parking minima to better suit the historic character and circumstances of these areas. Finally, bicycle parking becomes a core part of the ordinance with dedicated bicycle parking spaces mandated for most new uses. **See 9.3**

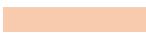
High-level points on changes to off-street parking requirements:

- All residential types now require one space per unit, where in the past additional space was mandated for progressively larger dwellings.
- Many use types now have a codified parking requirement where in the past the zoning administrator exercised his or her discretion in determining the number of spaces. For example, parking requirements for “indoor amusement” uses were formerly set by the zoning administrator and are now one space per 250 square feet of leasable area. This should provide more clarity for landowners and developers but could eliminate some flexibility.
- Many uses listed in NewZO rely on a different definition for determining parking. For example, banquet halls under the current ordinance require 1 space for every 4 seats. In NewZO, however, banquet halls will require 1 space for every 75 square feet of floor area. As a result, it is challenging to compare requirements directly. The changes may encourage different approaches by developers and businessowners. For example, since parking for restaurants will be calculated by floor area and not seats, owners may create denser seating configurations.
- Parking requirements are increasing for certain uses such as churches (from one space per 8 seats to one space per 6 seats), apparel sales (from 250 square feet per space to 225) and animal services (from 300 square feet per space to 250), among others.
- For a broad set of uses, parking requirements either remain the same or essentially the same.
- The dedicated measurements section (Article 4) provides improved clarity in determining the number of required spaces.

Parking Standards Comparison Table

The following table compares the existing and NewZO off-street parking requirements for a sampling of common uses. A table comparing all uses is provided in Appendix A. A reduction in the parking standard means that fewer spaces are required per unit of measurement, most commonly square feet. A change in the standard means that it is difficult to compare because the relevant metric is different; requirements have shifted from a per seat to a per square foot basis, for example. **See 9.3.4.d**

Legend:

Reduced:  Increased:  No Change:  Change in Standard: 

Comparison of Parking Standards		
USE	EXISTING	NEWZO
Single-family detached and semidetached dwelling units	2 per unit	1 per unit
Accessory dwellings	-	No requirement
studio	1.25 per unit	1 per unit
three+ bedroom	2.0 per unit	1 per unit
Office, general	1 per 200 SF leasable area + 1 per 200 SF reception area	1 per 300 s.f
Retail, general	1 per 250 SF leasable area	1 per 250 SF
Art/photo studio, gallery	1 per 400 SF leasable area	1 per 400 SF
Bar; tavern	1 per 4 seats for patrons	1 per 75 SF
Restaurant	1 per 4 seats for patrons	1 per 100 SF including outdoor seating area
Dormitory, College	1 per 2 beds + 1 per 2 employees	1 per 2 beds + 1 per 2 employees
Personal service shop	1 per 200 SF leasable area + 1 per employee	1 per 150 SF
Hotel/motel; inn	1 space per room + what is required for other functions	1 per guest room
Industry, manufacturing and processing	1 per 2 plant employees; 1 per managerial + 1 per 10 managerial + 1 per vehicle used in daily operations	1 per 1000 SF or 1 per employee, whichever is greater

Fractional Spaces

NewZO is slightly stricter with regard to fractional spaces, mandating that 0.5 of a space or greater requires a full extra space. Formerly, fractions up to and including 0.5 were exempt. **See 9.3.4.a.ii**

Motorcycle/Moped Parking

NewZO introduces modest incentives for providing dedicated motorcycle/moped parking spaces. Every two qualifying motorcycle spaces reduces the off-street vehicle requirement by one space, up to a maximum of 5% of the total required off-street vehicle spaces. **See 9.3.4.c**

Bicycle Parking

The existing ordinance does not include provisions for bicycle parking spaces. NewZO mandates bicycle parking for a wide range of uses, generally as a fraction of car parking spaces (most commonly 5%). Uses where employees or customers would not be expected to arrive by bicycle are exempted. The following table provides a representative snapshot of the new requirements: **See 9.3.4.b**

NewZO Bicycle Parking Standards	
Use	Requirements
Apartments	1 per 10 units
Detached residences (single, two, three and four family)	N/A
Dormitory	1 per 4 beds
Rooming House	1 per 2 beds
Museum or library	10% of vehicle parking
Shelter	1 per 4 occupants
Educational Building, College	10% of vehicle parking
High School	5% of vehicle parking
Hospital	5% of vehicle parking
Place of Worship	2% of vehicle parking
Office	5% of vehicle parking
Arena/Convention Center	5% of vehicle parking
General Retail	5% of vehicle parking
Personal Service Shop	5% of vehicle parking
Bar	N/A
Restaurant	5% of vehicle parking
Hotel	5% of vehicle parking
Vehicle Sales	N/A
Warehousing	N/A
Research/Testing Lab	2% of vehicle parking
Passenger Terminal	5% of vehicle parking

NewZO also provides incentives for extra bicycle spaces by reducing the number of required off-street vehicle spaces by one for every three qualifying bicycle spaces above the minimum required, up to a maximum reduction of 5%.

Remote Parking Facilities

The existing ordinance provides for only limited and restrictive use of remote parking facilities. Most uses can locate these facilities no more than 150 feet from the building occupied by the use. For multifamily dwellings, medical uses, retail sales/services and rooming houses, the existing ordinance is more restrictive still: lots must be adjacent to or directly across the street from the use they are serving.



NewZO loosens these restrictions substantially, enabling all uses in a downtown parking district to source their parking within 1300 feet—a 5-minute walk. Even outside of this district, nonresidential uses can take advantage of remote parking within 600 feet and residential uses within 300 feet. The above graphic illustrates the change for the area around Oglethorpe Square. **See 9.3.8.c.i**

Joint Parking Facilities

Joint or shared parking is permitted in the existing ordinance, but no credit is given for uses with complementary parking demand; shared lots must provide at least as many spaces as are required separately. Recognizing that parking demand varies by time of day for different uses, NewZO provides guidelines for complementary shared parking that can reduce overall parking requirements. For example, if a bar and office share parking, the total number of spaces required could be as low as 60% of what would be necessary if counted separately. Residential uses are not eligible for shared parking. The following table provides an example situation: **See 9.3.8.c.ii**

Example of Shared Parking Calculation

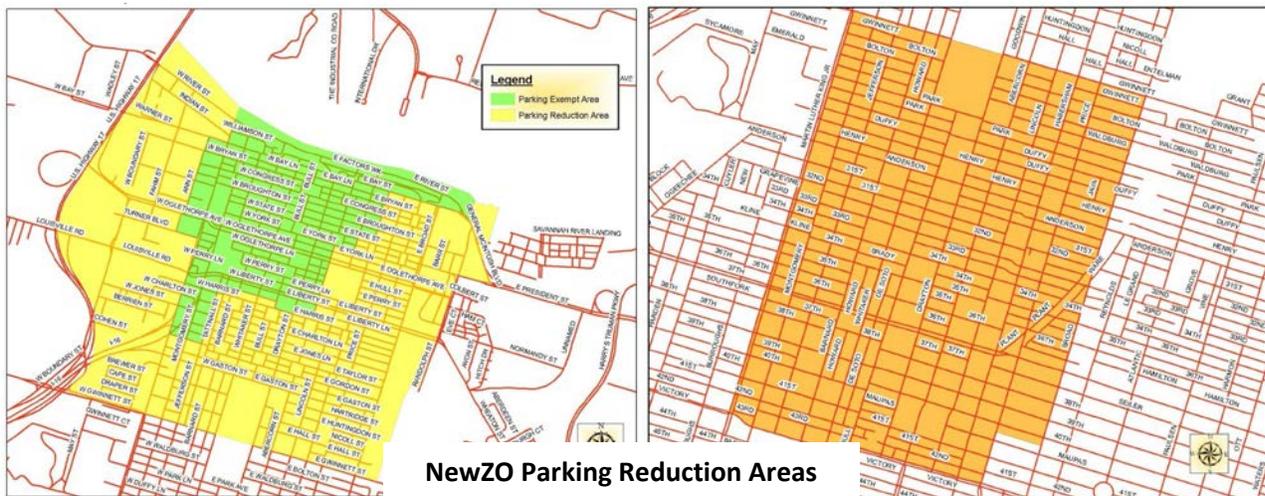
Uses	Minimum Parking Requirement for Each Use Individually		Weekends			Weekends		
			6 am - 5 pm	5 pm - 1 am	1 am - 6 am	6 am - 5 pm	5 pm - 1 am	1 am - 6 am
10,000 SF office	3.33 per 1,000 SF	33	33	7	0	3	2	0
5,000 SF retail	4 per 1,000 SF	20	18	16	0	20	14	0
Total Required Separately		53	51	23	0	23	16	0
Required Shared Parking		51						

Payment in Lieu of Parking

NewZO also introduces a framework for payment in lieu of parking in the Victorian, Mid-City/Streetcar and Downtown Historic Districts. Pricing will be determined by the City’s Mobility and Parking Services and will provide businesses and developers additional flexibility while providing a source of revenue that the City could use to build shared parking and mobility resources. **See 9.3.8.c.iv**

Special Parking Districts

The existing ordinance provides a patchwork of parking reductions for different historic areas in different contexts. All uses are exempt from providing parking in the BC-1 and BB districts, which constitute much of Savannah’s historic core business area. Parking requirements are reduced for many uses in an area at the west end of River Street. In several zoning districts, such as RIP-A, new residential construction of all types requires one space per dwelling unit and there are provisions for the subdivision of existing buildings. The existing Mid-City/Streetcar District ordinance (Article K) also provides its own, much less stringent requirements for most uses.



NewZO Parking Reduction Areas

NewZO creates a downtown parking district with both a parking exempt area that is a slightly enlarged version of the current BC-1 district (in green above) and a separate parking reduction area where

requirements for many uses are reduced between 25 and 75% (in yellow). Residences still require one space per dwelling unit. **See 9.3.7 and 9.3.8**

A separate “Victorian and Streetcar” parking district provides similar, though more modest reductions in off-street parking requirements for areas between Gwinnett Street and Victory Drive between MLK and East Broad. The percentage reduction from base parking standards are indicated in the table below for the downtown (left) and Victorian & Mid-City/Streetcar District (right) areas. For example, a restaurant setting up shop in the yellow area above would be required 6 spaces per 1000 square feet rather than 10.

Downtown Savannah Parking Reductions		Victorian and Streetcar Parking Reductions	
Use/Category	Permitted Reduction	Use/Category	Permitted Reduction
Educational	25%	Educational	25%
Lodging	25%	Lodging	25%
Office	25%	Office	25%
Eating/Drinking Establishments	40%	Eating/Drinking Establishments	25%
Indoor Amusement	40%	Indoor Amusement	25%
Services	50%	College	25%
College	50%	Services	25%
Places of Worship	50%	Places of Worship	50%
Indoor Recreation	50%	Indoor Recreation	50%
Apparel/Furniture	50%	Community Services	50%
Retail, for the first 5,000 SF	60%	Retail, for the first 5,000 SF	50%
Community Services	75%		
Single-family, Two-family, Three/Four Family, Apartments, Upper-story	1 per unit required	Single-family, Two-family, Three/Four Family, Apartments, Upper-story	1 per unit required

In an effort to encourage the reuse of historic buildings and foster a fine-grained, mixed-use and walkable community, within the Victorian and Mid-City/Streetcar Districts the first 3000 square feet of any nonresidential use is exempt from off-street parking requirements. For example, a 2500 square foot retail store is not obliged to provide parking, and a 4000 square foot restaurant is obliged to provide parking only for the 1000 square feet in excess of 3000 square feet, with the balance also subject to the reductions indicated above. Accessory dwelling units are also exempt from providing off-street parking, a reform aimed at incentivizing more affordable housing. **See 9.3.7**

For residential development, the current standard in the Mid-City/Streetcar District requires one parking space per 1000 square feet of gross floor area. Under NewZO, this requirement becomes one space per unit, regardless of size. This standard relieves developers from providing off-street spaces for common areas. **See 9.3.7**

On-Street Spaces

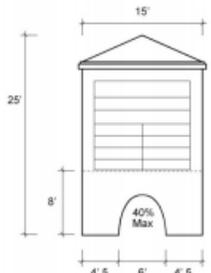
NewZO no longer credits adjacent on-street spaces towards an overall off-street parking requirement. The policy will primarily impact the Mid-City District and Victorian District. The City found that keeping an inventory of “claimed” spaces had proved impractical and that many were being double-counted. While

this represents an effective increase in parking requirements for certain uses, NewZO provides a much wider range of options—remote parking, payment in lieu, bicycle/moped parking, shared parking, etc.—such that the net effect is less stringent standards in most cases. **See 9.3**

SIGNS

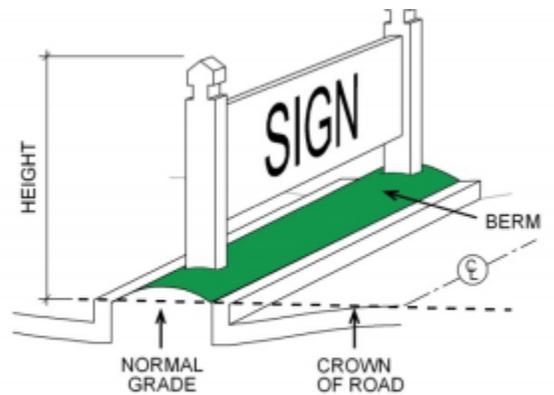
Within the existing Zoning Ordinance, sign regulations are primarily located in Article E (Signs) and within the use tables. One has repeatedly flip back and forth between these two sections to gather all the relevant standards. In NewZO, sign regulations are consolidated into a single section (Section 9.9), eliminating the need for strenuous cross-referencing. Further, as signs typically do not constitute land uses, references to basic sign types have been removed from the use tables. NewZO’s sign regulations are supplemented with pictures and graphics to further clarify definitions and required dimensions, setbacks and materials. **See 9.9**

Compared the current sign ordinance, NewZO generally regulates signs based on time, place and manner rather than on content, which is consistent with recent Supreme Court rulings. Section 9.9 contains five special sign districts that contain supplemental sign standards for special areas; these special sign districts include Savannah Downtown Historic and City Market, Broughton Street, Factors Walk, Neighborhood, and Plant Riverside. **See 9.9**

<p>MULTI-TENANT SIGN A monument or pylon ground sign located at a multi-tenant development.</p> <p>STANDARDS:</p> <p>(a) Each multi-tenant monument sign shall be permitted one (1) square foot of sign display area per linear foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area for a monument sign as set forth in Table 9.9-2.</p> <p>(b) Each multi-tenant pylon sign shall be permitted one-half (0.5) square foot of sign display area per lot foot of lot frontage; however, the aggregate sign area shall not exceed the maximum sign area for a pylon sign as set forth in Table 9.9-3.</p> <p>(c) The sign copy for a monument sign shall begin no higher than eight (8) feet from the crown of the road.</p> <p>(d) The base of such signs shall either be landscaped, include architectural features such as a string course (i.e. projecting horizontal band), or be of a different material than that of the remaining sign structure.</p> <p>(e) Where landscaping is used to meet the requirement of (e) above, shrubs shall be of a variety that under normal circumstances will grow to be one-half (0.5) the height of the base within three (3) years of erection of the structure. Plantings must be evenly distributed around the sign base but may be grouped and located so as to maintain visibility of the sign and the site.</p> <p>(f) The height to width ratio of a monument sign 10 feet in height and taller shall not exceed the following:</p> <ul style="list-style-type: none"> i) Signs that are 10-15 feet in height shall have a ratio of 1.0 or less. ii) Signs that are greater than 15 feet in height shall have a ratio of 0.5 or less. <p>COMMENTARY: <i>The height to width ratio shall be calculated by dividing the width by the height of the sign.</i></p> <p>WHERE PERMITTED: All districts, for multifamily and nonresidential uses</p>	 
<p>Example NewZO Sign Standards</p>	

The sign standards in NewZO offer the following advantages over the current Ordinance:

- **Consolidation:** Regulations, including permitted sign types, locations and dimensions, are consolidated into a single section.
- **User-Friendliness:** Regulations are supplemented with images and graphics to portray the intent of the sign standards.
- **Protection of First Amendment:** Standards are based primarily on time, place and manner, not on content.
- **Signage Types:** Basic sign types (i.e. ground-mounted and building-mounted) are further broken down into detailed sub-types in order to provide clear dimensional standards.
- **Calculations:** Signage dimensions (i.e. height and area) are more clearly defined and supplemented with graphics.



**Figure 9.9-9
Measurement of Sign Height**

WHAT DOESN'T CHANGE

While NewZO is a comprehensive overhaul of the current ordinance and therefore makes far-reaching reforms, there are many elements that remain essentially untouched:

- Downtown Historic District protections, standards or boundaries
- Final authority in matters related to zoning
- Current fees related to development applications
- Conservation overlays, alcohol density overlays, and the various corridor overlays.
- Natural resource protection standards

CONSISTENCY WITH SAVANNAH STRATEGIC PLAN

The City ties its initiatives to various elements of its strategic plan so it can make clear how each action brings it closer to five key goals: public safety, infrastructure, neighborhood revitalization, economic

strength and poverty reduction, and good government. NewZO helps directly advance all these objectives:

Public Safety

1.1 Call Response: Facilitating increased density and infill development help emergency services reach more residents more quickly.

1.3 Residents feeling safe in their neighborhoods: NewZO allows much greater areas of mixed-use development, which benefit from a greater pedestrian presence and more “eyes on the street.” By emphasizing walkable/bikeable neighborhoods, it also increases safety for both drivers and pedestrians alike.

Infrastructure

2.3, 2.4 Street and Building Flooding: By sensibly regulating development, limiting rezonings in cases of insufficient infrastructure and restricting lot coverage, NewZO seeks to mitigate the adverse impacts of flood events.

Neighborhood Revitalization

3.1 Reestablish and preserve neighborhoods: NewZO introduces better and more flexible zoning standards that are better suited to historic neighborhoods. Many housing types that form the core residential stock of certain neighborhoods are illegal under current zoning. NewZO

3.3 Mobility and neighborhood connectivity: Parking reforms introduced in NewZO encourage alternate forms of transportation and incentivize spaces for bicycles and mopeds. Businesses are given many more options to provide parking, which should help them better meet their needs.

3.5 Access to quality housing: Design standards under NewZO permit developers to build more of the housing that people increasingly need, which supports affordability while upholding standards that ensure buildings are contextual.

Economic Strength and Poverty Reduction

4.2 Commercial corridors: NewZO permits a greater range of mixed-use areas, providing more options for anyone seeking to invest in Savannah’s commercial areas. Outdated use designations and limitations are eliminated, reducing barriers for small businesses to move in.

4.6 Resilient diversified economy: NewZO allows a wider range of uses in different places, which supports entrepreneurship, allows people to live closer to work, and creates more vibrant public spaces.

Good Government

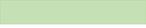
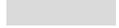
5.2 Organizational culture: NewZO aims to craft a development ordinance that is much more straightforward, understandable and user-friendly.

5.4 Efficient government operations: NewZO improves clarity for all parties and should result in fewer variances and rezoning requests, which consume significant City resources.

5.6 City code update and review: implementing NewZO is a core component of the City code update.

APPENDIX A: PARKING

Complete Parking Comparison Table

Reduced:  Increased:  No Change:  Change in Standard: 

Complete Parking Comparison Table		
USE	EXISTING	NEWZO
RESIDENTIAL USE		
Single-family detached and semidetached dwelling units	2 per unit	1 per unit
Accessory dwellings	-	No requirement
Multifamily		
studio	1.25 per unit	1 per unit
one-bedroom	1.5 per unit	1 per unit
two-bedroom	1.75 per unit	1 per unit
three+ bedroom	2.0 per unit	1 per unit
Manufactured Home Park		2 per lot + 1 per 4 lots for visitors
Continuing Care Retirement Community	1 per 2 units + 1 per 2 employees	based on requirement for each housing type
Group Living		
Assisted Living	1 per 2 units + 1 per 2 employees	1 per 2 beds + 1 per employee
Children's Home	1 per 2 beds	1 per 4 beds + 1 per employee
Dormitory, College	1 per 2 beds + 1 per 2 employees	1 per 2 beds + 1 per 2 employees
Fraternity, sorority house	1 per bed	1 per 2 beds
Monastery/Convent	-	1 per 2 beds
Personal care home	1 per 2 beds	1 per employee
Rooming house	1 per unit + 1 for manager	1 per 3 beds
Single room occupancy	1 per 4 dwelling units	1 per 3 units
Substance recovery facility	1 per 2 beds	1 per 3 beds + 1 per employee
CIVIC		
Park/Open Area		
Botanical Garden/arboretum	as determined by zoning admin	3 per acre
Cemetery	as determined by zoning admin	1 per employee + 1 per 500 SF of office area
Community Services		

Museum, library	1 per 400 SF floor are open to public + as req'd for auditorium	1 per 400 SF, minimum 5 spaces
Post Office, police, fire station	as determined by zoning admin	as determined by zoning admin
EMS substation	as determined by zoning admin	1 per employee on shift + 1 per facility employee
Shelter	1 per employee	1 per 4 occupants
Soup Kitchen	-	1 per employee
Day Care Services		
Child/adult day care home	1 per 2 beds	1 per employee
Child/adult day care center	1 per 2 employees + sufficient off-street unloading space	1 per employee + 1 per 6 persons served
Educational		
College, University, Seminary	1 per 3 students + 1 per 2 employees	1 per 250 or 300 SF of office and classroom space
School	1 per 2 employees + sufficient space for students	1 per classroom + 1 per 300 SF of office area
School, high	1 per 2 employees + sufficient space for students	as determined by zoning admin
Trade, vocational or business school	1 per 3 students + 1 per 2 employees	1 per 300 SF of office and classroom area
Health Care Facilities		
Hospice; Intermediate Care; Nursing Home	1 per 2 beds	1 per 2 beds + 1 per employee
Hospital	1 per 2 beds + 1 per doctor + 1 per 3 other employees	1 per 2 beds + 1 per employee
Other Civic Uses		
Place of worship	1 per 8 seats	1 per 6 seats
Private club/lodge	as determined by zoning admin	1 per 100 SF
Detention and correctional facilities	as determined by zoning admin	1 per 3 seats in visitation area + 1 per employee
Correctional Transition Center	as determined by zoning admin	1 per 300 SF of office area + 1 per employee
COMMERCIAL USES		
Office		
Office, general	1 per 200 SF leasable area + 1 per 200 SF reception area	1 per 300 s.f
Call center	-	1 per 100 SF

Day labor employment center	1 per 200 SF leasable area + 1 per 200 SF reception area	1 per 200 SF
Office, medical	1 per 175 SF leasable area	1 per 200 SF
Contractor's office	-	1 per 1000 SF
Studio/Multimedia Production Facility	1 per 400 SF leasable area	1 per 300 SF
Indoor Recreation		
Arena; convention center	1 per 4 seats	1 per 5 seats
Indoor amusement	as determined by zoning admin	1 per 250 SF
Indoor firearm/archery range	as determined by zoning admin	1 per shooting position
Indoor sports facility	as determined by zoning admin	1 per 225 SF gross floor area
Theater/cinema	1 per 4 seats	1 per 4 seats
Bowling Alley	as determined by zoning admin	4 per lane
Performing Arts Theater	1 per 4 seats	1 per 4 seats + 1 per employee
Outdoor Recreation		
Campground; RV park	as determined by zoning admin	1 per campsite + 1 per employee
Drive-in theater	as determined by zoning admin	1 per employee
Golf course, club house	as determined by zoning admin	4 per hole + 1 per 500 SF clubhouse
Golf, driving range	as determined by zoning admin	1 per tee box + 1 per employee
Outdoor firearm/archery range	as determined by zoning admin	1 per shooting position
Stadium or arena, outdoor sports facility	1 per 4 seats	1 per 5 seats
Riding academy; equestrian center	as determined by zoning admin	1 per 2 stalls
Tennis courts	as determined by zoning admin	2 per court
Outdoor recreation, not listed	as determined by zoning admin	1 per 250 SF office area + 1 per 1000 SF outdoor use area
Retail Sales		
Retail, general	1 per 250 SF leasable area	1 per 250 SF
Shopping center	1 per 200 SF leasable area	1 per 225 SF
Art/photo studio, gallery	1 per 400 SF leasable area	1 per 400 SF
Furniture sales	1 per 800 SF leasable area	1 per 600 SF

Appliance sales	1 per 400 SF leasable area	1 per 400 SF
Apparel/Clothing sales	1 per 250 SF leasable area	1 per 225 SF
Manufactured home, storage building, carport sales, outdoor sales		1 per 300 SF of office area + 1 per employee
Pharmacy	1 per 200 SF leasable area	1 per 275 SF
Plant nursery	-	1 per 250 SF of retail area
Garden center	1 per 250 SF leasable area	1 per 250 SF of retail area
Services		
Service, general	-	1 per 300 SF
Animal services	1 per 300 SF leasable area	1 per 250 SF
Veterinary clinic	1 per 175 SF leasable area or 3 per vet	1 per 200 SF
Animal boarding	-	1 per 4 kennels
Bank	1 per 175 SF + 4 per drive-in window	1 per 200 SF
Business support services		1 per 300 SF
Catering establishment	1 per employee + 1 per 4 seats for capaCity served on-site	1 per employee + 1 per delivery vehicle
Crematorium	as determined by zoning admin	2 spaces + 1 per employee
Funeral home	as determined by zoning admin	1 per 5 seats in chapel + 1 per 200 SF viewing area
Hall; banquet or reception	1 per 4 seats, including temporary	1 per 75 SF
Instructional studio/classroom		1 per 200 SF
Laundromat/dry cleaning	1 per 200 SF leasable area + 1 per employee	1 per 200 SF
Personal service shop	1 per 200 SF leasable area + 1 per employee	1 per 150 SF
Tour company terminal	as determined by zoning admin	1 per 250 SF
Eating and Drinking Establishments		
Bar; tavern	1 per 4 seats for patrons	1 per 75 SF
Nightclub	1 per 4 seats for patrons	1 per 50 SF open to public
Restaurant	1 per 4 seats for patrons	1 per 100 SF including outdoor seating area
Lodging		

Bed and Breakfast Homestay	1 per rental unit + 1 for owner/manager	1 per guest room + number required for type of residential dwelling
Bed and Breakfast Inn	1 per rental unit + 1 for owner/manager	1 per guest room + 1 per operator
Hostel	1 per 8 beds and 1 per 2 employees	1 per 3 beds + 1 per employee
Hotel/motel; inn	1 space per room + what is required for other functions	1 per guest room
STVR	up to 3 bedrooms: requirement for type of unit; 4 or more bedrooms: requirement for type of unit + 1 space for each additional 2 bedrooms	up to 3 bedrooms: requirement for type of unit; 4 or more bedrooms: requirement for type of unit + 1 space for each additional 2 bedrooms
Vehicle, Watercraft, Heavy Equipment Sales		
Vehicle Sales, rentals and leasing; heavy equipment sales, etc	1 per 400 SF leasable enclosed area + 1 per employee	1 per 500 SF of office/indoor display; 3 per service bay for vehicle service
Watercraft sales	1 per 400 SF leasable enclosed area + 1 per employee	1 per 500 SF of office/indoor display
Heavy equipment/vehicle service	3 per service bay	3 per service bay
Automobile lubrication facility	3 per service bay	2 per service bay
Vehicle wash	3 per service bay	1 per employee
Towing and impound facility	as determined by zoning admin	1 per 3000 SF of vehicle storage area
Other Commercial Uses		
Self-storage facility	-	1 per 300 SF office area; 4 minimum
Water-oriented	as determined by zoning admin	1 per wet or dry storage space + 1 per 500 SF enclosed sales/service area + 1 per employee
INDUSTRIAL USES		
warehouse, wholesaling	1 per 1000 SF gross; reduced above 20,000 SF +1 per vehicle used in daily operations	1 per 1000 SF for the first 20000 SF + 1 per 4000 SF over 20000 SF
Industry, Manufacturing		

Laundry, dry cleaning or carpet cleaning plant	1 per 2 plant employees; 1 per managerial + 1 per 10 managerial for visitors + 1 per vehicle used in daily operations	1 per employee
Industry, manufacturing and processing	1 per 2 plant employees; 1 per managerial + 1 per 10 managerial + 1 per vehicle used in daily operations	1 per 1000 SF or 1 per employee, whichever is greater
Research, testing and development laboratory	1 per 350 SF leasable area	1.25 per employee
TRANSPORTATION, UTILITIES		
Transportation		
Airport, airfield	as determined by zoning admin	as determined by zoning admin
Passenger terminal	as determined by zoning admin	1 per 200 SF of waiting floor area + 1 per employee
Taxi dispatch, limo service	as determined by zoning admin	1 per vehicle
Vehicle and freight terminal	as determined by zoning admin	1 per 300 SF office area + 1 per employee
Utilities		
Utility	as determined by zoning admin	1 per employee

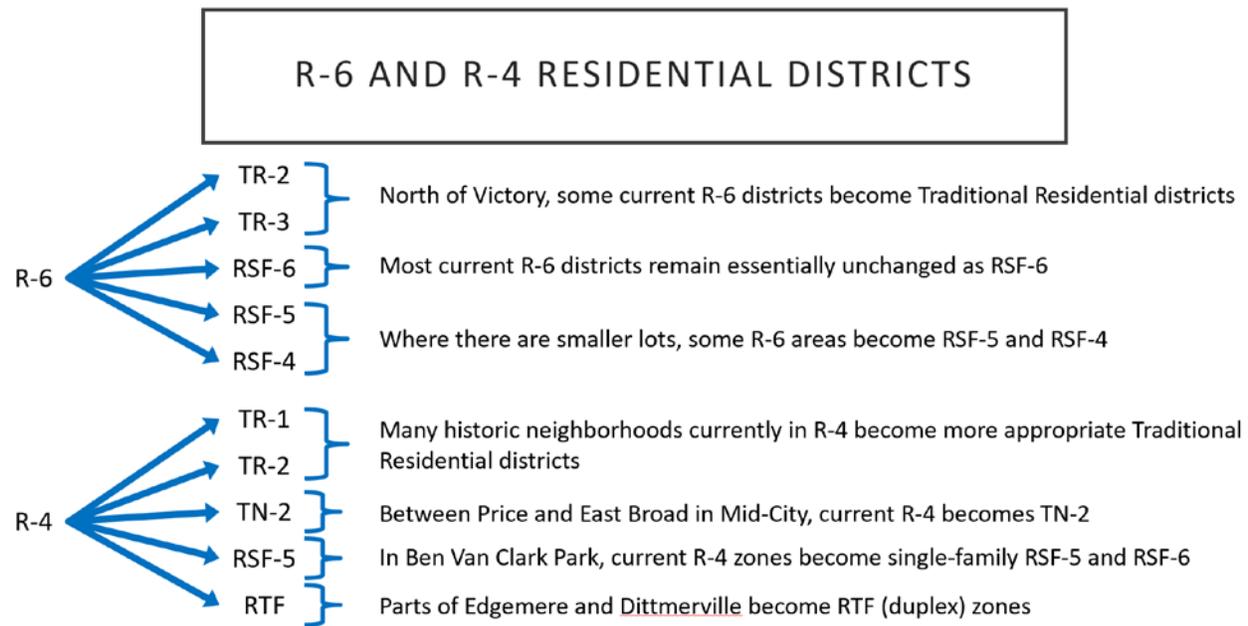
APPENDIX B: Residential Density Table – Units Per Acre

The following table provides the maximum number of units per acre permitted for various housing types in each of the NewZO zoning districts where residential uses are permitted. A blank cell indicates that the type of residential use is not permitted in that district. No max indicates there is no specific standard on residential density, but many other standards like lot coverage, unit size, height and parking will constrain the achievable density.

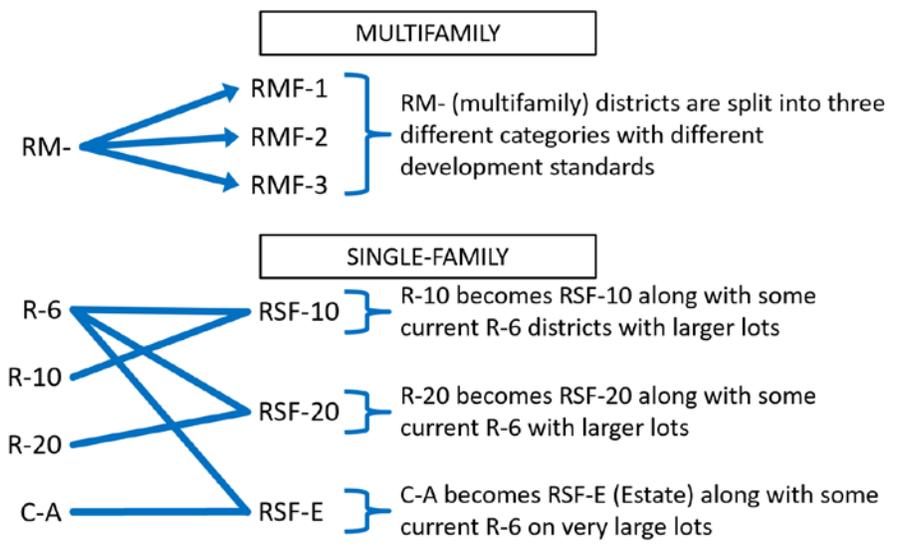
Permitted Residential Density in Units per Acre for All Relevant NewZO Districts						
Zoning District	Residential Form					
	Single-family	Attached/Lane Access	Duplex	Townhome	3-4 Family Apartment &	Upper-Story Residential
A-1	0.5					
RSF-E	1					
RSF-30	1.45					
RSF-20	2.18					
RSF-10	4.36					
RSF-6	7.26	7.26				
RSF-5	8.71	10.89				
RSF-4	10.89	12.45				
RTF	7.26	9.68	12.1			
TR-1	14.52	19.36	19.36		24.2	
TR-2	14.52	14.52	19.36			
TR-3	14.52	14.52				
RMF-1	7.26	12.1	12.1	No max		
RMF-2	8.71	13.2	13.2	No max	No max	
RMF-3		18.15	18.15	No max	No max	
TN-1	20.74	31.68	41.48	41.48	41.48	No max
TN-2	14.52	24.89	24.89	24.89	24.89	No max
TN-3						No max
TC-1	14.52	30	29.04	30	30	No max
TC-2	14.52	36.3	29.04	36.3	36.3	No max
D-R	36.3	36.3	No max	No max	No max	No max
D-N	36.3	36.3	No max	No max	No max	No max
D-C	36.3	36.3	No max	No max	No max	No max
D-CBD	No max	No max	No max	No max	No max	No max
D-X	No max	No max	No max	No max	No max	No max
D-W				No max	No max	No max
OI-T	8.71					
OI						20
OI-E					25	25
B-L	8.71	12.1	20	20	20	20
B-N						24
B-C						24

APPENDIX C: District Correspondence Graphics

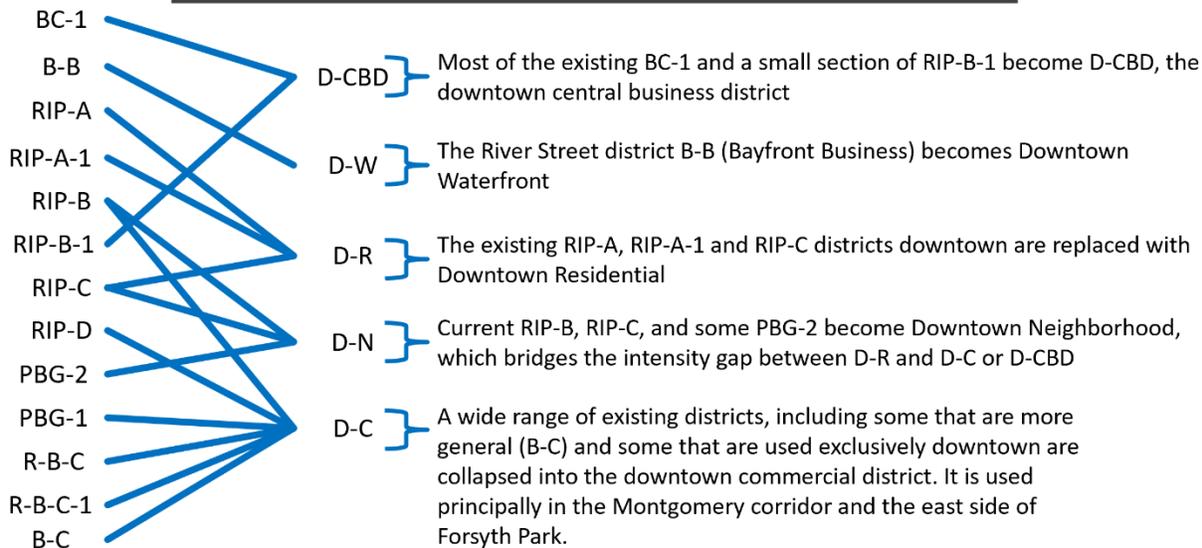
The following graphics illustrate how existing zoning districts are translated into NewZO districts:



OTHER RESIDENTIAL DISTRICT CHANGES

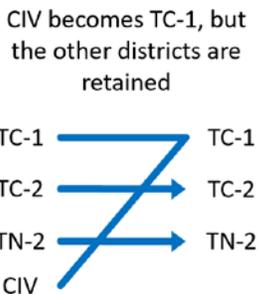


NEW DOWNTOWN DISTRICTS



VICTORIAN AND MID-CITY DISTRICT CATEGORIES

MID-CITY



VICTORIAN DISTRICT

The 3 Victorian residential districts are collapsed into a new category, TN-1



The 3 business districts become the two Mid-City commercial districts



OFFICE AND INDUSTRIAL DISTRICTS

OFFICE INSTITUTIONAL

Institutional - Professional	I-P		OI-T	Office Institutional - Transition
Office - Institutional	O-I		OI	Office Institutional
Residential Business	R-B		OI-E	Office Institutional - Expanded

INDUSTRIAL

Industrial Light Business	I-L-B		IL-R	Light Industrial - Restricted
Planned Industrial Light Transition	P-IL-T		IL-T	Light Industrial - Transition
Light Industrial	I-L		I-L	Light Industrial
Heavy Industrial	I-H		I-H	Heavy Industrial

BUSINESS/COMMERCIAL DISTRICTS

