



Summary of Overlay Districts in the Unified Zoning Ordinance (UZO)

Overlay District (UZO)	Is the Overlay Existing or New?
<p>Airport, Airfield (Sec. 7.2)</p>	<p>Existing, but not as an overlay district. See City Code (Part 8, Chapter 4, Airspace Zoning; Chapter 5, Airfield Zoning) and County Code Section (Chapter 18: Article II: Chatham County Airspace Zoning Ordinance for Savannah Airport). The existing sections primarily regulate height.</p> <p>Note: The County does not presently have an airfield zoning ordinance for Hunter Army Airfield. The proposed overlay was developed with the assistance of Hunter Army Airfield/Ft. Stewart staff and Savannah-Hilton Head International Airport officials.</p>
<p>Manufactured Home Overlay District (Sec. 7.3)</p>	<p>New. Recognizes areas where manufactured homes are located on separate lots of record as opposed to being within a manufactured home park (multiple homes on one property). The overlay permits the dwelling type and sets design standards. The building standards (setbacks, lot area, building coverage, etc.) are the same as the base zoning district.</p>
<p>Islands and Southeast Chatham Community (Sec. 7.4)</p>	<p>Existing. Merges the Environmental Overlay District (Sec. 4.12) and Town Center Overlay District (Sec. 4.13). Some elements of the Environmental Overlay are now included in the Wetlands and Marsh Buffers section (Sec. 10.7).</p>
<p>Broughton Street Area (Sec. 7.5)</p>	<p>Existing, but not as an overlay district. Implements land use aspects of the Broughton Street Redevelopment Plan adopted by Council that are enforced as zoning standards. MPC worked in conjunction with the Savannah Development Renewal Authority (SDRA) on this district.</p>
<p>Martin Luther King, Jr. Boulevard / Montgomery Street (Sec. 7.6)</p>	<p>New. Implements land use aspects of the MLK-Montgomery Redevelopment Plan adopted by Council and the Downtown Savannah Master Plan (to be considered for adoption by Council). MPC worked in conjunction with the Savannah Development Renewal Authority (SDRA) on this district.</p>
<p>Historic Properties (Sec. 7.7)</p>	<p>Existing in the County. New in the City. Creates the process of designating local historic properties that are not within a local historic district.</p>



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Savannah Downtown (Sec. 7.8)	Existing. Name is currently “Historic District” (City Ordinance Sec. 8-3030). Name proposed to change to “Savannah Downtown” to distinguish this local historic district from other local historic districts.
Victorian (Sec. 7.9)	Existing, boundaries proposed to expand. See City Zoning Ordinance Sec. 8-3028 (Victorian Planned Neighborhood Conservation District). District is proposed to be limited to design standards. All permitted uses, use standards and building standards are proposed to be regulated through the base zoning district.
Cuyler-Brownville (Sec. 7.10)	Existing, boundaries proposed to expand. See City Zoning Ordinance Sec.8-3029 (Cuyler-Brownville Planned Neighborhood Conservation District). District is proposed to be limited to design standards. All permitted uses, use standards and building standards are proposed to be regulated through the base zoning district.
Streetcar (Sec. 7.11)	Existing, but not as an overlay district. Boundaries are proposed to expand. See City Zoning Ordinance Article L (Mid-City District Zoning Ordinance). Name proposed to change to “Streetcar” to differentiate this area from the Mid-City neighborhood to the east and the mid-city area of Savannah. The National Register of Historic Places lists the general vicinity as “Thomas Square Streetcar Historic District,” which includes portions of the Metropolitan and Baldwin Park neighborhoods. “Thomas Square” was not included in the local historic district name to avoid potential confusion that the district might be intended only for the Thomas Square neighborhood. District is proposed to be limited to design standards. All permitted uses, use standards and building standards are proposed to be regulated through the base zoning district.
Pin Point (Sec. 7.12)	Existing. Adopted by the County but has not yet been codified. You can find the adopted ordinance at: http://www.thempc.org/documents/CCHPC/Pin%20Point%20Historic%20District%20Ordinance.pdf
Pennyworth Island (Sec. 7.13)	New. This section is under development and will be posted to www.unifiedzoning.org when completed.
Corridor (Sec. 7.14)	New. This district provides implementation standards for the Arterial Corridor Overlay District which appears on the Comprehensive Plan’s Future Land Use Map that was adopted by City Council/County Commission in 2006.