



## UZO Advisory Committee

### Questions, Comments and Responses

As of July 8, 2010

This document includes all questions asked and comments made during the Advisory Committee phase of the Unified Zoning Ordinance process. Included with each question/comment is staff's response. This document will be updated after each Advisory Committee meeting.

Article 1.0 General Provisions	
Question/Comment	Response
1. Section 1.3.1. Will the scale of the zoning map be specified in the UZO? The maps currently available online do not allow zooming in to a small enough area? <b>4/15</b>	It will not be necessary to reference the scale of the zoning map in the ordinance. This was true in the past when official zoning maps only existed on paper. The official zoning map is proposed to be an attested digital copy on file at the MPC. The digital version will be viewable at the desired scale of the person who uses the map. -There are limits as to how far one can zoom in on the maps available at <a href="http://www.sagis.org">www.sagis.org</a> and still legibly view the aerial photography layer due to the resolution of the imagery. However, there is virtually no limit as to how far you can zoom in on the map.
2. Eventually someone will argue that the word "person" includes animals, pets, cats, dogs. Section 1.2.10 (g) should specifically exclude animals, plants and other forms of life, but specifically include human beings. <b>4/15</b>	Staff believes that the use of the word "persons" will not be construed to mean other life forms, animal or otherwise. The American Heritage College Dictionary, third edition (1997) defines "person" as "[a] living human being."
3. The word "except" should be inserted after the word "effect" in section 1.1.10(d) <b>4/15</b>	Staff will make this change.
4. In section 1.1.4 – "t" is incomplete or does "u" complete it? <b>4/15</b>	Section 1.1.4 provides for the purposes of the ordinances. While "t" and "u" are similar, they are distinct purposes.
5. Is there a section that will set density for zoning districts? <b>4/15</b>	Density is a reference to the number of residential units per acre. Many zoning districts set a density limit by identifying the minimum lot size for a particular housing type (e.g., single family detached, townhouse, etc.). In some instances (for certain residential uses like upper story residential in certain zoning districts) a maximum density may not be proposed so as to encourage a denser residential environment that is supported neighborhood-serving uses. See Article 5.0, Base Zoning Districts for individual districts and uses.

Article 1.0 General Provisions	
Question/Comment	Response
6. Will 1.1.4(r) become more specific? <b>4/15</b>	This is one of many purposes of the zoning ordinance. It serves as a guiding principle. The standards of the ordinance will help to implement this principle.
7. 1.1.4(f): What does “inappropriate dispersion of population” mean? <b>4/15</b>	This is one of many purpose statements. It is an inference that adequate public facilities—roads, schools, fire & police protection and other infrastructure should be available prior to the residential density of an area increasing.
8. 1.1.4(a): What is the meaning of “stable pattern of land uses?” <b>4/15</b>	Staff suggests eliminating this portion of the sentence sense it is vague.
9. 1.1.4(d): Who decides what is the “most appropriate use of land and buildings?” What “conflicts” is the UZO trying to prevent? <b>4/15</b>	Ultimately, this is the decision of the governing body (City Council or County Commission). Each body has the ability to determine which uses belong in each zoning district. Each district will indicate how land and buildings can be used. The UZO seeks to prevent conflicts or nuisances, such as traffic, noise, odors, etc. by grouping complementary uses in the same district (that match the intent of the district) and through the use of use conditions and site standards (e.g., buffering and lighting requirements).
10. 1.1.4(a-u): There seems to be overlap among and between and number of the purpose statements. Some may be able to be eliminated or consolidated. <b>4/15</b>	Staff will revisit this section.
11. 1.2.3(b): Should there be a period after the word “singularly” and the remainder of the sentence eliminated? <b>4/15</b>	Staff will reword this sentence based on your suggestion.
12. 1.3.2: Why would an area not shown on the official zoning map become a Conservation district? <b>4/15</b>	The intent is to ensure that all properties, more than 93,000, have a zoning designation. If any property happens to be overlooked to be overlooked during the remapping process, it would receive the Conservation district until such time as the district could be corrected.
13. 1.3.3(b): Who decides what is a “historic resource inventory?” Also, who adopts the historic resource inventory map? <b>4/15</b>	Ultimately, this is the decision of the governing body (City Council or County Commission). The UZO will have a process for designating a property (Sec. 3.19) or multiple properties (a district, Sec. 3.18) as historic. The governing body would be responsible for adopting the map.
14. 1.4.4(d)(i)(1): What is the meaning of the word stipulation? <b>4/15</b>	A stipulation is a condition. Staff may reword this sentence for clarity.

Article 2.0 Development Review Bodies and Administrators	
Question/Comment	Response
<p><b>1.</b> It would be helpful to distribute a diagram of commissions, boards, and lines of hierarchy as proposed <b>4/15</b></p>	<p>Staff will prepare these diagrams.</p>
<p><b>2.</b> 1.2.10(h) Explain the change from Zoning Administrator to Planning Director with regard to interpretation of the new zoning ordinance <b>4/15</b></p>	<ul style="list-style-type: none"> <li>• As a unified zoning ordinance is proposed, a consistent interpretation will be necessary for a truly unified ordinance. Presently, the zoning administrators for the county and city are responsible for interpreting the zoning ordinance for their respective jurisdiction.</li> <li>• Sec. 3.25 (not yet viewed by the AC) proposes that the Planning Director, after consultation with the Building Officials and City/County attorneys and other applicable departments (as necessary) be responsible for written interpretations. That interpretation, which is appealable, becomes part of an official record.</li> <li>• Sec. 1.3.5 addresses zoning map interpretation only. As the official map is proposed to reside at MPC, the physical proximity makes sense for the Planning Director to have this responsibility.</li> <li>• Sec. 1.2.10 addresses how words are interpreted, including other similar uses.</li> <li>• Sec. 5.3.1 (b) provides criteria for determining similar uses.</li> </ul>
<p><b>3.</b> Will the historic review boards be combined? <b>4/15</b></p>	<ul style="list-style-type: none"> <li>• The Historic Review Board for the Savannah Downtown Historic District (or Landmark Historic District) would remain a separate review board as it was created through an amendment to the Georgia Constitution.</li> <li>• A joint city-county historic preservation commission is proposed to review new construction, exterior changes visible from the public right-of-way, demolition of contributing resources and signage in the local historic districts (which are created through an historic overlay district). Presently, city local historic districts—Victorian, Mid-City and Cuyler-Brownville—do not have a review board.</li> </ul>
<p><b>4.</b> Allow architects and other qualified persons (e.g. urban planners) to serve on the Savannah Downtown Historic Board of Review even if they don't live within the city limits. This is the current situation for the Planning Commission... County members vote on projects in the City and vice versa. <b>5/20</b></p>	<p>This suggestion can be made to the elected officials.</p> <p>The GA Historic Preservation Act states that, "all the members shall reside within the historic preservation jurisdiction of their respective municipality..." While the Historic Review Board is not technically subject to this legislation, staff has tried to be consistent with it wherever possible.</p>
<p><b>5.</b> When appointing professionals to the Historic Preservation Commission or other boards, residency should not matter. If an architect from Beaufort wants to drive down to attend the meetings, we should let him. <b>5/20</b></p>	<p>The GA Historic Preservation Act states that, "all the members shall reside within the historic preservation jurisdiction of their respective municipality or county except...if a joint commission is established, the local governing bodies... shall determine the residence requirements for members..." Staff believes that it is the intention of this legislation to ensure members are, at a minimum, County residents.</p>

Article 2.0 Development Review Bodies and Administrators	
Question/Comment	Response
<p><b>6.</b> At least one member of the HRB (Historic Board of Review) should be a resident of the Landmark District. <b>5/20</b></p>	<p>This suggestion can be made to the elected officials. However, we must consider the potential that there may be no willing candidates to fill this position.</p>
<p><b>7.</b> Make standards for membership (term limits, qualifications, service requirements, conditions for dismissal, etc.) part of the ordinance, not bylaws. Bylaws can be altered privately; the ordinance is public. <b>5/20</b></p>	<p>So far, staff has proposed making the number of board members, length of term, term limits, qualifications and certain reasons for removal part of the ordinance. Any board standards that are part of the ordinance can only be changed by the Governing Bodies. Standards found in a board's by-laws can be changed by that board. Staff will discuss any other board standards that should be moved from the by-laws to the ordinance.</p>
<p><b>8.</b> Only allow a maximum of two persons from any one profession (ex: 2 realtors) on any board at one time to avoid stacking the board. Terms should be limited to a single three-year term. <b>5/20</b></p>	<p>Staff will discuss the idea of allowing a maximum of two persons from any one profession to serve on any board at one time. There may need to be a distinction made between the design review boards (Historic Preservation Commission and Savannah Downtown Historic Board of Review) as their reviews are more focused.</p> <p>Staff has proposed a limit of two consecutive three-year terms for all boards (except the Governing Bodies).</p>
<p><b>9.</b> What is the purpose for reducing the MPC from 14 members to 12 members (Sec. 2.3.3)? <b>5/20</b></p>	<p>Planning Commissions are usually much smaller than 14 members (typically 7-11 members). The greater the number of members, the longer it takes a board to reach a decision. Reducing the number of members also brings the number closer to that of the other boards which range from 8-10 members.</p>
<p><b>10.</b> Strict policies for removal of board members need to be adopted. Non-attendance should be grounds for automatic removal. <b>5/20</b></p>	<p>Staff will discuss whether this standard should be placed in the ordinance and if so, what the attendance standard should be. Presently, the governing bodies are notified when attendance becomes an issue.</p>
<p><b>11.</b> Why is there a different number of members on the Historic Preservation Commission compared to the Zoning Board of Appeals? <b>5/20</b></p>	<p>To set the number for the Zoning Board of Appeals, we took the highest number from the current membership of the City and County boards, 5 and 7 members respectively, and rounded up to the nearest even number which is 8 members. The current County Historic Preservation Commission, which is also proposed to become a joint County-City board, currently has 9 members and is proposed to become 10 members to be an even number.</p>
<p><b>12.</b> Term limits need to be absolute, regardless of who appoints the member. Members should not be permitted to serve two "city" terms and then turn around and serve two "county" terms, and then go back to the city. <b>5/20</b></p>	<p>Staff will develop language to ensure it is clear that two consecutive term limit applies regardless of which Governing Body appointed the member.</p>

Article 2.0 Development Review Bodies and Administrators	
Question/Comment	Response
13. There should be more “geographic” representation on all boards. The “islands” (Talahi, Wilmington, etc.) are not represented on the Planning Commission. <b>5/20</b>	This suggestion can be made to the elected officials. However, we must consider a situation where no one from an unrepresented geographic area is willing/able to serve.
14. Section 2.5.3 B Terms of Office, Two three-year terms for the Historic Preservation Commission or all boards? <b>5/20</b>	It was staff’s intent to set the same term-limit for a review bodies with the exception of the Governing Bodies. That correction will be made.
15. There should be professional development and training for board members of the Historic Preservation Commission. (Another comment was that all boards should receive training) <b>5/20</b>	Training of board members is partially related to budgetary constraints. Keeping/putting the training requirement in the by-laws may be the best place in the event that there is no money or not enough money in the budget to provide an adequate amount of training.
16. How does the Historic Preservation Commission integrate with the Zoning Board of Appeals if both can grant variances? <b>5/20</b>	It is proposed that the Historic Preservation Commission and the Savannah Downtown Historic Board of Review have the authority for acting on variances from design related standards found in the historic overlay districts. In those districts, the Zoning Board of Appeals could only act on non-design related standards such as the number of required parking spaces.
17. Who will make the decision for Demolition Permits in the Historic District? <b>5/20</b>	The final decision on demolition permits for the Savannah Downtown Historic District will remain the responsibility of the Historic District Board of Review. The Historic Preservation Commission will be the responsible board for approving such requests in all other historic districts. Appeals of either board will go to the appropriate governing body.
18. Who has review authority when working with federal state agencies? Will it be the Historic Preservation Commission or just staff? <b>5/20</b>	This question relates to those projects that require a Section 106 review/approval. Projects that use Federal funding are required to complete/receive Section 106 review/approval to determine impact on a historic district. Staff currently handles this requirement with the exception of requests that would normally require Board approval. Section 106 review is separate from the Zoning Ordinance.
19. Who will issue Certificates of Appropriateness? Will it be a Historic Preservation Commission review or can staff issue the permits? <b>5/20</b>	According to State law, the Historic Preservation Commission (HPC) must approve all Certificates of Appropriateness. Staff can only approve Certificates of Appropriateness for the Savannah Downtown Historic District as it was created prior to the State’s Historic Preservation Act. Staff will investigate how often the HPC will need to meet so as to not delay projects unnecessarily. The HPC currently meets once per month.

Article 2.0 Development Review Bodies and Administrators	
Question/Comment	Response
<p><b>20.</b> Can individual properties be made Historic? What are the implications of Historic designation? <b>5/20</b></p>	<p>Yes. An individual property can be designated as a Historic Property. That process is described in Sec. 3.19 (which the committee has not received). The local designation process means that the property must adhere to the adopted design standards.</p>
<p><b>21.</b> For all boards, voting should require a decision by a majority of the board, rather than a majority of the quorum present. Thus, for a 7-member board, when only four members are present (constituting a quorum), all decisions will require a unanimous vote (four votes) rather than three (a majority of those present). <b>5/20</b></p>	<p>Staff will take this suggestion into consideration and research the implications.</p>
<p><b>22.</b> I believe the City would have a concern with Section 106 reviews (historic preservation reviews for those projects with Federal funding) going before the Historic Preservation Commission. The City would likely prefer review at the staff level. <b>5/20</b></p>	<p>See question #18.</p>
<p><b>23.</b> Page 2.5-1 Item 2.5.2, a, i, ii &amp; iii. How will the Historic Preservation Commission determine which properties have potential for designation as a Historic District or Historic Property? Does this pertain only to buildings or does it include property without current buildings? <b>5/27</b></p>	<p>Sec. 3.18.9 provides the criteria for district designation (Sec. 3.19 provides almost identical criteria from property designation). It may include properties without buildings if there are archaeological resources.</p>
<p><b>24.</b> Item 2.5.2, c ii. What has been decided concerning the authority to issue variances within any designated Historic District or for historic property? <b>5/27</b></p>	<p>Sec. 3.20.11 establishes the circumstances in which the Historic Preservation Commission can grant variances from design standards (not other standards such as parking requirements or buffers).</p> <p>“The Historic Preservation Commission may grant variances from the specific Design Standards as defined in the individual overlay section (Article 7.0 Historic and Other Overlay Districts) and from sign standards (Sec. 9.9 Signs). The variance shall be reviewed by the Commission, concurrent with the submittal for a Certificate of Appropriateness. The Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of the design standards. The following criteria shall be the basis of granting a variance request:</p> <ul style="list-style-type: none"> <li>a. By reason of unusual circumstances, the strict application of the design standards, would result in exceptional practical difficulty or undue hardship upon any owner of any specific property; and</li> </ul>

Article 2.0 Development Review Bodies and Administrators	
Question/Comment	Response
	b. The variance shall remain in harmony with the general purpose and intent of the design standards so that the architectural or historic integrity or character of the property shall be conserved and substantial justice done.”
25. Page 2.7-2 Item 2.7.3, c iv, v and vi. Should a definition of “simple site” and “minor site” for subdivisions be included? <b>5/27</b>	The development application for a subdivision is a plat rather than a plan. The process and standards for subdivisions are found in the Subdivision Regulations for the City and the County. These regulations are not part of the Zoning Ordinance.
26. Pages 2.8-1 and 2.8-2. Item 2.8.3, b, iii and 2.9.3, b, i. The final authority for “accessory uses” is given both to the Building Official and to the Governing Body Engineer. <b>5/27</b>	The authority for Accessory Uses will be reevaluated once the Accessory Use section is complete.
27. Section 2.8 is on page 2.8-1 and Section 2.9 is also given the same page number but the second page should be page 2.8-2. <b>5/27</b>	This typo has been corrected.
28.	

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
1. What is the sunset date for permits submitted prior to adoption of UZO? <b>4/15</b>	Sunset dates vary by application type and the status of the application as of the effective date of the new zoning ordinance. See Sec. 1.4 (Transitional Provisions).
2. Will we see variances to lot area to allow for the two-family residences? <b>4/15</b>	A variance to reduce the minimum lot size in order to allow a two-family use is not proposed to be allowed. For example, someone with a 5,000 square foot lot could not request a variance to reduce the minimum lot area per unit from 3,600 to 2,500 square feet in order to construct a two-family structure.
3. Page 3.2-2, Item 3.2.8. Perhaps this section is one that is clear to people submitting development applications, but I don’t understand what it means. <b>5/27</b>	Sec. 3.2.8 is the Deadline to Submit Applications. The submission dates for every type of development application will be provided on a calendar that will be made available to the public. Every board or commission meeting date has a deadline for which any application that requires approval by a board or commission must be submitted. The purpose of setting these dates is to allow sufficient time for public notice and the preparation of staff reports.

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
<p><b>4.</b> Page 3.3-1. Item 3.3.2. The notification for Zoning Text Amendment requires only that the notice be published. This seems like a very important matter that possibly needs more notice than just publication and might need mailing or a neighborhood meeting. I think this is an area where it may not be practical to specify in advance what notice is needed depending upon the nature of the Zoning Text Amendment. <b>5/27</b></p>	<p>You are correct in that every text amendment has a different degree of impact on the community. The MPC, as a matter of policy, will often go beyond the minimum required notification depending on the level of impact an amendment will have. For instance, it would be more practical to hold a neighborhood meeting if a text amendment only affected an historic overlay district than an amendment to a zoning district that was located all over the county. We have proposed to follow the State's standard for notification for text amendments.</p>
<p>Page 3.3-3. Item 3.3.4, a ii and iv (1). Mailed written notice to property owners within 200 feet is entirely inadequate. While 200' may sound like a lot, it is actually less than 1/25th of a mile. If the notice distance were raised to 1,000', this would still be less than 1/5th of a mile. I believe that as a minimum it should be raised to ¼ of a mile that is 1,320' and 1,500' would be a more reasonable amount.</p> <p>The 200' notice may have come about when considering a fairly dense area or when substantial commercial structures did not intrude on residential areas. However, 200' is clearly not enough for such matters as intrusive light, noise or flood mitigation. It is a great disservice to land owners and especially to residence owners to limit notification such that there are cases where no one lives within 200', although those within more than 1,000' or more are highly impacted but do not find out what is happening until construction, additions or renovations are well-underway or even completed. Note that all military bases get notice within 3,000'; therefore, notice within 1,500' for all others is very reasonable. <b>5/27</b></p>	<p>Staff will research other communities to see what the typical notification distance should be. The current ordinances require a 200 foot radius.</p>
<p><b>5.</b> Page 3.3-5. Item 3.3.6 e. Proof of posting should be provided before the rescheduling or the next regular meeting or hearing date. <b>5/27</b></p>	<p>We will incorporate this into the text to make it clear that the posting requirement must be met prior to scheduling a petition for hearing.</p>
<p><b>6.</b> Page 3.4-1. Item 3.4.3. This section refers to notification of property owners within 200' and should be changed to at least 1,500'. <b>5/27</b></p>	<p>The distance referenced in this Section will be consistent with whatever amount is required in Sec. 3.3.</p>

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
<p><b>7.</b> Page 3.13-1. Item 3.13.3. Why is it that temporary use is not permitted in commercial and industrial districts? Perhaps this is covered elsewhere, because it is clear that there are temporary uses in such districts, such as when SCAD blocks off Broughton Street in front of the Trustees Theatre. <b>5/27</b></p>	<p>Sec. 3.13.3 states the permitted locations for Temporary Uses (which includes commercial and industrial districts), not the prohibited locations.</p>
<p><b>8.</b> Will there be an appendix where someone can see a list of the submittal criteria for each type of application; appropriate forms; where to submit application? <b>5/27</b></p>	<p>The criteria for each type of zoning application will be shown on the application form. This allows for the form to update as needed without an ordinance amendment. The submittal location will also be provided on the form.</p>
<p><b>9.</b> The Comprehensive Plan contains a map called a “Future Land Development Map.” However, in numerous section of the UZO, that map is called either a “Comprehensive Plan Map” or a “Future Land Use Map.” Should all references in the UZO to that map be changed to “Future Development Map,” so that it is consistent with the Comprehensive Plan? Maybe it should be called the “Comprehensive Plan Map” everywhere in the UZO (or “Comprehensive Plan Future Development Map” everywhere in the UZO). <b>5/27</b></p>	<p>Per Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning (Georgia Department of Community Affairs), a Future Development Map is required but can be augmented by a Future Land Use Map.</p> <p>The Development Map is intended to show “major character areas”. These areas are defined as a “specific geographic area within a community that: has unique or special characteristics to be preserved or enhanced (such as a historic district, a neighborhood, or a transportation corridor”; has potential to evolve into a unique area...[or] that requires special attention due to unique development issues...”. A character area is considered a “planning sub-area”.</p> <p>In comparison, a future land use map shows “conventional categories or classifications [of land use, such as commercial or industrial], to depict the location of specific future land uses.” Our adopted Comprehensive Plan has a Future Development Map; however, its depiction of categories is more of a Future Land Use Map. This will need to be reconciled. Staff believes that the term “Comprehensive Plan Future Land Use Map” may an appropriate title so that the reader understands that the map is linked to the Comprehensive Plan.</p>
<p><b>10.</b> Will there be a single Site Development Plan Review Team? <b>5/27</b></p>	<p>No. There will be two separate teams—one for county applications and the other for city applications. MPC staff will participate in both teams.</p>
<p><b>11.</b> Why does the city have more review departments than the county? <b>5/27</b></p>	<p>The city has various review departments (e.g., Engineering, Park and Tree, Traffic Engineering, Streets Maintenance) that are not within the same department, unlike County Engineering. This is why there are not multiple departments listed for the County review team in Sec. 2.10, Site Development Plan Review Team.</p>

<b>Article 3.0: Development Application Review Procedures</b>	
Question/Comment	Response
<b>12.</b> The site plan approval process should include engineering plans. <b>5/27</b>	At the initial site plan stage, the applicant is only required to show very general information on the plan—that zoning requirements can be met (use, building setbacks, parking, buffers, etc.) in addition to non-zoning items such as proposed curb cuts, ability to provide minimum greenspace, a traffic impact analysis (if the use will produce at least 100 vehicular trips at peak hour). Because the site plan could be denied or substantially changed, engineering drawings—including for stormwater—are not required at this stage because of the time and a great expense that redrawing such plans would require.
<b>13.</b> How are 50% of property owners calculated for the Historic District? <b>5/27</b>	Property owners must sign a petition indicating they want to pursue local historic district designation. Each parcel counts as one “vote” toward the 50%.
<b>14.</b> If design standards are developed for a proposed historic district, and residents who supported the district then change their mind about having such a district, what happens? <b>5/27</b>	A property owner can request that their name be removed from the petition they originally signed to start the process. Once the number of signatures drops below 50%, the application becomes incomplete and stops being processed.
<b>15.</b> How is staff time paid for surveying properties and developing standards for a historic district? <b>5/27</b>	The application fee will cover some of the cost, but likely not all of the costs of surveying properties and developing standards in the creation of a local historic district. However, staff is often assisted by other departments and agencies and local historic preservation students in carrying out associated tasks.
<b>16.</b> How will historic design standards be developed? <b>5/27</b>	MPC staff works in conjunction with residents of the district that is proposed to become a local historic district. This allows residents to play an active role determining what those standards should be. The Secretary of the Interior’s Standards for Rehabilitation are used as a baseline.
<b>17.</b> What makes something historic? <b>5/27</b>	Section 13.18.9 provides the criteria for historic designation.
<b>18.</b> What happens when a Certificate of Appropriateness is not followed? <b>5/27</b>	The Building Official is notified and issues a stop work order.
<b>19.</b> How will energy efficiency elements (e.g., solar panels, windows) be addressed within historic districts? <b>5/27</b>	Alternative energy source devices are permitted on new construction, additions, and alterations to non-contributing resources provided they are integrated into the building design. Alternative energy source devices are permitted on contributing resources provided they are not visible from the street and do not damage or obscure any character-defining features. Historic windows must be repaired rather than replaced.
<b>20.</b> Are historic buildings exempt from state energy and storm requirements? <b>5/27</b>	Yes. Historic buildings are exempted from compliance with the State Building Code and Energy Code. It is up to the local officials to determine the appropriate level of compliance.

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
21. Are there federal laws that preempt state and local standards and codes? <b>5/27</b>	Generally no. The US Secretary of the Interior provides Standards for Rehabilitation but one only has to comply if one wants to receive federal tax incentives.
22. What are the minimum qualifications for board members? <b>5/27</b>	See Section 2.5.
23. What is the difference between an overlay district and an ordinance? <b>5/27</b>	An ordinance refers to <i>any</i> law that has been adopted by a governing body. An overlay district, individually, is an ordinance that is part of a city or county code. The code contains all of the adopted ordinances/laws. An overlay zoning district typically provides standards for a property in addition to those required by the base zoning district.
24. What kind of help is available for those who are unable to financially afford to make improvements that will meet the historic standards? <b>5/27</b>	For national register districts, the federal government offers tax credits to income producing properties only. The State offers tax credits and a tax freeze (at the pre-rehabilitation value) to properties. Additional assistance may be available locally through the City's Housing Department, Savannah Development and Renewal Authority and other agencies.
25. How many meeting continuances should be allowed by the applicant and by a board? Citizens should be able to present their concerns at a meeting even if the application is to be continued. <b>5/27</b>	Staff will discuss whether there should be a limit on the number of times a petition can be continued. Setting a number is difficult as complex plans or controversial petitions may require more meetings than "simple" plans or petitions.  Currently, it is up to the MPC chairman whether or not to allow concerns to be presented when the project has been or is requested to be continued.
26. Who determines the location of neighborhood meetings? <b>5/27</b>	As proposed, a neighborhood meeting site will be left up to the applicant to secure. The location should be as close in proximity as possible to the subject property; however, in more rural areas, a greater distance may be required. Because of this, no minimum distance from the subject property has been proposed in the UZO.
27. How is 200 feet measured for notification? <b>5/27</b>	The distance is measured from the property lines of the subject property or properties.
28. Zoning text amendments should have more public notification. Other ways of notification should also be explored such as the government channels, email and phone calls. Agendas should also be known to neighborhood associations. <b>5/27</b>	Staff will research more notification methods.

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
30. Text Amendment notification is needed. <b>6/3</b>	The UZO Advisory Committee was very vocal about the need to improved text amendment notification. Presently (and as is proposed), only published notification is suggested by ordinance, with supplemental notification coming through means such as, but not limited to, email to neighborhood associations and the use of government websites and government television channels. Because not all text amendments affect neighborhoods, mailed notification may not be necessary. Staff will continue to address how such notification can be expanded without becoming onerous (including financially) and still be relevant to recipients.
31. Item 3.4.3. The tentative date, time and location of public meetings and/or hearings should be included in notices for neighborhood meetings. <b>6/3</b>	Staff will consider this.
32. For neighborhood meetings, who will take notes for meeting summaries? <b>6/3</b>	The summary is intended to be prepared by the applicant for the Planning Commission. When staff attends, staff will provide its own summary and will be able to verify the accuracy of the applicant's summary.
33. Item 3.4.4. Will staff be required to attend and mail minute summaries to attendees? If so, will this place an undue burden on the applicant and/or staff? <b>6/3</b>	As proposed, staff will not be required to attend all neighborhood meetings. Typically, there is a planner present, but resources may not always allow for this. This section is to written to acknowledge that possibility. The summary is intended to be prepared by the applicant for the Planning Commission. When staff attends, staff will provide its own summary and will be able to verify the accuracy of the applicant's summary. Mailing of summaries to the attendees is not proposed but can be made available upon request.
34. Item 3.4.4. Will a neighborhood meeting be prior to initial public meeting or hearing? <b>6/3</b>	Yes. This allows any issues to be known to all parties and to work towards reconciling them before a planning meeting or public hearing.
35. The 200 feet notification area should be expanded to include neighboring businesses/residences. <b>6/3</b>	Staff has identified 200 ft. as the standard radius for a notification area, but has seen the use of 500 ft as well. For some applications, notice is supplemented by sign posting and published notification to assist. Staff supports a larger notification radius only if the cost of sending such notice is covered by the applicant.
36. What if the owner is notified without informing the tenant or vice versa? <b>6/3</b>	Tenant notification is uncommon as the tenant does not have the same property interest and investment. Posted notice and published notice help to fill the gap. Unless provided for in the contract with the tenant, the property owner has no legal responsibility to inform a tenant of a zoning-related change.
37. Item 3.6. What maps are included in the Comprehensive Plan? <b>6/3</b>	There are many maps in the Comprehensive Plan; the land use map, however, is referenced as the Future Development Map. In the UZO, this map has been referenced as the Future Land Use Map as a change in the name is proposed.

<b>Article 3.0: Development Application Review Procedures</b>	
Question/Comment	Response
<b>38.</b> Item 3.6. Can rezoning change the Future Land Use Map? <b>6/3</b>	No. The zoning map and the Comprehensive Plan Future Land Use Map are two separate maps. As proposed in the UZO, there will be a separate process to change either. If the proposed rezoning requires a Future Land Use Map change, but that change does not happen, the zoning map cannot be changed.
<b>39.</b> Item 3.6. Are there any provisions on growth and development limits i.e. groundwater usage capped? <b>6/3</b>	Yes. The zoning district will place some limits on development. For example, density may be capped at a certain number of dwelling units per acre. Additionally, the availability of public services (e.g., water and sewer availability) may limit development. Urban growth boundaries have not been proposed as part of the UZO process, but have been used by other communities.
<b>40.</b> Item 3.6. The wording should be definitive when the governing body indicates and/or proposes whether a request is approved or not. <b>6/3</b>	Staff will make this change.
<b>41.</b> Item 3.6. Is there a formal process for making changes to the Future Land Use Map? <b>6/3</b>	Presently, there is not a formal process through the zoning ordinance; however, it is done as a policy concurrently with a rezoning petition. The designation does not always need to change. The UZO proposes a formal process for amending the map and includes review criteria to assist in the decision-making process.
<b>42.</b> Item 3.6. Do incorporated areas have to do a Comprehensive Plan? <b>6/3</b>	Yes. The state requires that all political jurisdictions have a Comprehensive Plan.
<b>43.</b> Item 3.8. Can you provide an example of when an applicant requests a zoning district that conflicted with the planning commission's recommendation? <b>6/3</b>	This typically happens when the request is for a district that is too intense or dense. For example, an applicant may request a district to obtain a specific use that is allowed in many zoning districts. If the most intense district is requested by the applicant, but it is not appropriate for the location of the parcel, a less intense alternate district may be recommended instead. Likewise, if a district that allows a residential density that is too high for a particular area, the Planning Commission may recommend another district with a more appropriate maximum density.
<b>44.</b> Item 3.11-1. Typo on the word development. <b>6/3</b>	Staff will make this correction.
<b>45.</b> Will the property have to go back through the process if the use is discontinued for 12 months or more? <b>6/3</b>	If this question relates to reopening a nonconforming use after a discontinuance of 12 months, such use would not be allowed to reopen. Only the uses permitted in the zoning district where the property is located would be allowed.  With regard to a use that received a special use permit, such permit would expire 12 months following the discontinuance of the special use (see Sec. 3.12.13.a.)

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
<b>46.</b> Is the special use license permanently attached to the property or can it be revoked? <b>6/3</b>	A special use permit can be revoked if any conditions of the permit are not in compliance.
<b>47.</b> What is the difference between limited use and special use? <b>6/3</b>	A limited use has specified conditions (also called performance standards). A special use may also have specified conditions but it has to be approved by the Governing Body, who may add additional conditions to achieve greater compatibility.
<b>48.</b> Certificate of Occupancy not currently addressed in the Ordinance. <b>6/3</b>	The Certificate of Occupancy or "CO" is issued by City Development Services or County Building Safety and Regulatory Services only after all site and building conditions are in compliance with applicable ordinances (including zoning), codes and policies.
<b>49.</b> For an administrative adjustment, will notice be given to neighbors immediately? <b>6/3</b>	The applicant would have to contact the adjacent and affected property owner(s) to obtain a written acceptance of the proposed encroachment into the setback. The 'notice' or time period for seeking approval from the neighbor(s) is at the discretion of the applicant. Until such acceptance from the neighbor is received by the Planning Director, the administrative adjustment cannot be approved.
<b>50.</b> For an administrative adjustment, would these rules apply to the Landmark District? <b>6/3</b>	As originally drafted, they would. Based on discussion with the UZO Advisory Committee, however, administrative adjustments to any local historic district will not be permitted. Any desired encroachment would have to go through the specified variance process that will be reviewed concurrently with an application for a Certificate of Appropriateness.
<b>51.</b> For site development plans, what types of plans should required review by the Planning Commission? <b>6/3</b>	As provided in the draft to the UZO Advisory Committee, the following would require Planning Commission review: 1) the project is a Development of Regional Impact; 2) the project requires a Traffic Impact Analysis; 3) the project is a Planned Development; and, 4) a major Special Use Permit has been requested. As of June 8, staff believes that a fifth criteria may also be necessary for variances to certain general site standards. More work is required to identify what specific standards should be variable.
<b>52.</b> Are there any architectural design standards? <b>6/3</b>	Such standards exist in the local historic districts specified in Article 7.0 and for non-residential uses in Sec.9.11, Supplemental Non-residential standards (not yet provided to the committee).
<b>53.</b> Why reduce the time from one year to 6 months for rezoning reapplications? The state only requires 6 months, but why not allow for a longer period of time such as one year? <b>6/3</b>	The current reapplication time is one (1) year while the state mandates at least six (6) months. The reduced time limit recognizes that some potentially desirable projects for the community could be delayed or abandoned if a year must pass before another rezoning can be requested. The applicant would still be responsible for a separate application fee which would cover the cost of processing the request.

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
<p><b>54.</b> Changes to the Future Land Use Map and the zoning map should be done at separate meetings, so there is more clarity for all. <b>6/3</b></p>	<p>Staff will share this comment with the Planning Commission and elected officials.</p>
<p><b>55.</b> In regard to more specificity for a major site development, do you run a risk of reducing any discretion if you try to list every condition? <b>6/3</b></p>	<p>Staff is not completely clear about the question. Does every 'condition' mean every situation when the Planning Commission would review the plan? If so, the purpose of listing the applicable situations is to make the process transparent and predictable.</p> <p>The Planning Commission is proposed to review a major site plan when one of the following is associated with the plan: a Development of Regional Impact, a rezoning to Planned Development, a major special use permit request, any site plan requiring an Traffic Impact Analysis or variance or when an alternative compliance request is made with regard to supplemental mixed use or non-residential standards. If none of these is associated with a plan, it is reviewed at staff level.</p>
<p><b>56.</b> Text Amendments affect large areas and should require neighborhood meetings. <b>6/3</b></p>	<p>Not all text amendments will affect neighborhoods. See answer to question #30.</p>
<p><b>57.</b> Non-conforming businesses located in an area zoned residential: 1) Require Public Notice when business entity is changing to a different business type and, 2) Require that prior to issuing a license to new businesses, previous business history is checked to ensure the business has not been out of operation for more than 12 months. <b>6/3</b></p>	<p>If a non-conforming use changes to a different type of business, it must be one that is allowed in the zoning district in which the property is located. Therefore, notification is not necessary. A history review of the proposed business would not be necessary.</p> <p>[Note: Staff is unclear if this question may be about special uses instead of nonconforming uses.]</p>
<p><b>58.</b> Has a development ever been denied because of Traffic Impact Analysis? <b>6/3</b></p>	<p>Instead of denial, it's more typical for the development to be adjusted (e.g., size or density) and/or for the necessary road improvements be made.</p>
<p><b>59.</b> Is there a requirement for a certain amount of square feet for greenspace in parking lots? <b>6/3</b></p>	<p>The current Park and Tree Ordinance (city) and Land Disturbing Activities Ordinance (county) require 20% greenspace for all commercial and multi-family development sites. Within the parking areas of these developments, landscaped islands are required for every 12 spaces. These islands can be counted towards the 20% greenspace.</p>
<p><b>60.</b> Item 3.4.3. The language should be altered to address the issue that the Notice to the physical address may not be the same as to the property owner. <b>6/3</b></p>	<p>Notices are sent to the property owner, who may not live at the physical address.</p>

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
<b>61.</b> Suggested requirements: 1) association should “walk” the notice around the neighborhood 2) the tax digest address should be used to send notices, since out of town landlord/property owners may not see sign or have the notice forwarded by tenant(s). <b>6/3</b>	Staff hopes that neighborhood associations will be willing to help get the word out regarding any proposed zoning changes in a particular neighborhood. Staff does use the addresses on the tax digest to send mailed notification to affected property owners.
<b>62.</b> Sec. 3.15. Why are professional counseling services excluded from Residential districts? <b>6/10</b>	Because counselors tend to have many clients throughout the day, and may have clients waiting, staff believes that this home occupation use is not appropriate in Residential districts as too many clients would be coming to the residence.
<b>63.</b> Sec. 3.15. Are there any guidelines to prevent allowed businesses in residential areas? <b>6/10</b>	The use standards for Home Occupations (Sec. 8.7.1 handout) indicate whether certain uses are allowed in Residential zoning districts in addition to standards regarding size and the number of employees/customers, if permitted. All standards would have to be met before a Home Occupation permit could be issued.
<b>64.</b> Sec. 3.15. What are the parking requirements, if any, for approved home businesses? <b>6/10</b>	Staff will do further research to determine if any additional parking should be required for any of the home occupation uses.
<b>65.</b> Sec. 3.15. Enforcement needed to prevent un-allowed businesses. <b>6/10</b>	Enforcement is necessary for all aspects of the zoning ordinance.
<b>66.</b> Sec. 3.15. Will catering be covered as a home business? Also, catering requires a state food service license which has requirements that would require altering a residential structure <b>6/10</b>	Catering that can comply with the home occupation use standards would be allowed. As a home occupation use, it would be accessory to a residence and must comply with all of the standards of the home occupation use. As such, any commercial type of equipment would not be permitted. Catering as a principal use is a separate use. Nevertheless, staff will address the concern regarding catering as a home occupation with the Health Department to determine if the proposal would violate any health codes.
<b>67.</b> Sec. 3.15. Will covenants in unincorporated districts override these standards? <b>6/10</b>	Yes. The covenants of some residential developments may be more prohibitive than the zoning ordinance. However, covenants cannot be less prohibitive.
<b>68.</b> Sec. 3.15. Do boarding homes fall under home occupation standards? <b>6/10</b>	No. Boarding homes are principal uses. Roommate situations do not fall into the category of a home occupation use.
<b>69.</b> Sec. 3.15. Why are counseling services not proposed in Residential districts as a home occupation use? <b>6/10</b>	Because counselors tend to have many clients throughout the day, and may have clients waiting, staff believes that this home occupation use is not appropriate in Residential districts as too many clients would be coming to the residence.

<b>Article 3.0: Development Application Review Procedures</b>		
	<b>Question/Comment</b>	<b>Response</b>
<b>70.</b>	Sec. 3.26 Will adding additional fees (i.e., Superior Court costs) on top of other current costs be problematic if someone wishes to appeal a decision by the Zoning Board of Appeals or Governing Body? <b>6/10</b>	Staff does not believe so.
<b>71.</b>	Sec. 3.26 Will legal guidance be provided during the Appeals process? <b>6/10</b>	Legal guidance from the city or county attorney is sought by staff when needed. However, neither attorney attends Zoning Board of Appeals meetings. In some communities, it is common for the ZBA to have legal representation.
<b>72.</b>	With regard to the question above, it was suggested that an attorney may be able to serve on the Zoning Board of Appeals if there is no legal representation for the county or city. <b>6/10</b>	Presently, attorneys do serve on the various boards and commissions; however, they do not—and most likely should not—represent the county or city in a legal capacity if they have not been hired to do so. Staff will communicate to the elected officials that legal representation is recommended to be present at ZBA meetings given the quasi-judicial nature of the hearing.
<b>73.</b>	Page 3.26-1 What 75% of members are required to approve? <b>6/10</b>	75% of all those present.
<b>74.</b>	Sec. 3.26 What qualifies as an error where action can be taken? <b>6/10</b>	The Zoning Board of Appeals must first identify that a procedural error was made by another board, commission or administrator. For example, not applying all of the required criteria before taking final action would be an error. If the ZBA believes there has been no error, the appeal would be denied.
<b>75.</b>	Sec. 3.26 Can an application be granted a continuance? <b>6/10</b>	Yes. If the board or commission reviewing an application believes that more information is necessary or if other circumstances arise at the meeting or hearing, the meeting can be continued.
<b>76.</b>	Sec. 3.15. Are there any standards in place to deal with playground structures, banners and signs in regard to daycare centers? <b>6/10</b>	As for any use, compliance with the sign section of the zoning ordinance is required. The existing ordinance and the UZO do not propose to regulate playground equipment.
<b>77.</b>	Sec. 3.17.3. Sign Permit should require photo of sign and/or sketch with dimensions. <b>6/10</b>	Drawings with dimensions are presently required and will continue to be required in order to verify sign area and height.
<b>78.</b>	What are the requirements, guidelines and associated procedures dealing with boarding houses? <b>6/10</b>	See the use conditions for boarding homes in Sec. 8.0.
<b>79.</b>	There should be a public notice process for any appeals. <b>6/10</b>	Public notice is required. Published notice is suggested; however, this could be changed to expand notice to be consistent with the original notice requirements for the application that is subject to the appeal.

Article 3.0: Development Application Review Procedures	
Question/Comment	Response
80. Sec. 3.24.4. ZBA requires neighborhood meetings, but what if there is no neighborhood association to contact? <b>6/15</b>	All property owners with 200 feet are required to be noticed in addition to any known neighborhood associations within 200 feet of the subject property. The MPC is working on establishing a neighborhood registration program to include the County (the City of Savannah already has a program). If there is no known neighborhood association, neighborhood meetings will still be held.
81. Sec. 3.24. How do these changes deal with variances that receive approval over and over again based on precedence? <b>6/15</b>	When there are repeated requests for the same variance, staff should evaluate whether a text amendment is necessary to address the issue.

Article 4.0: Measurements and Exceptions	
Question/Comment	Response
1. At what point on a roof is the building height measured? <b>4/15</b>	The proposed measurement standard for the measurement of height is as follows: <ul style="list-style-type: none"> <li>• Building height is the vertical distance measured from the finished grade to the highest point of the roof. In flood-prone areas where minimum floor elevations have been established by law, the building height shall be measured from such required minimum floor elevations.</li> <li>• No building or structure shall be erected or altered to exceed the maximum height limit established for any zoning district. Where an official height map has been approved and adopted by the Governing Body, the height map shall govern.</li> </ul>
2. Do accessory structures count toward lot coverage? <b>4/15</b>	Yes. All buildings and structures with a roof are counted toward the maximum building coverage (lot coverage) including covered decks and storage buildings.
3. Will the maximum size for accessory residential structures in the front yard remain (where such structures are allowed in the front yard)? <b>4/15</b>	The subject of accessory dwelling units is still being discussed by MPC staff. Staff does believe that where accessory dwelling units are permitted, standards should exist as to the size, location and overall relationship to the principal use dwelling. Presently, there is a maximum size (900 sq. ft.) where such structures are on properties that abut rivers or saltwater marshes. Because they are allowed in the front yard on such lots, a maximum square footage may have put in place to prevent the accessory structure from overwhelming the principal structure size-wise. Because the lots tend to be large and narrow (which allows the building to setback from the road substantially), some relief may be in order.

Article 4.0: Measurements and Exceptions	
Question/Comment	Response
4. Acreage measurements should include buffers. <b>5/20</b>	It is not clear what is meant by this comment.
5. How will setbacks be measured? <b>5/20</b>	Currently, some setbacks are measured from the centerline of the right-of-way and others are measured from the property line. It is proposed that all setbacks will be measured from the property line.
6. Explain Figure 4.1-8 ... the illustration is not clear as to what is intended. <b>5/20</b>	Figure 4.1-8 is an illustration showing that the maximum height for retaining walls is measured on the highest side of the retaining wall. Staff will determine if the graphic can be improved.
7. In section 4.1-2, how is density measured? Why not floor area ratio? <b>5/20</b>	Density (dwelling units per acre) is calculated by dividing the total lot area (in square feet) by the minimum lot area for a dwelling unit. One acre = 43,560 square feet. For example: The maximum density for a 5 acre development of two-family dwellings in the RTF district would be calculated as 217,800 square feet divided by 3,600 square feet...which yields a maximum of 60.5 dwelling units. The fraction must be rounded down to 60 units. Therefore, 60 units (30 two-family structures) would be permitted.
8. Is separation of uses still going to be applied? <b>5/20</b>	It is unclear what is meant by this question. The building code requires a minimum separation between buildings. Buffer requirements will also apply in certain circumstances where a proposed use is incompatible with an existing use.
9. We need to more clearly define the "front" of a house (e.g. marsh houses that use the waterfront as "front"). <b>5/20</b>	Staff will discuss whether further definition or clarification is necessary.
10. Are previously approved variances precedent for future variance requests? <b>5/20</b>	Each variance request should be reviewed and acted upon on a case-by-case basis. The proposed standards for reviewing a variance request are much more clear than those that exist now (the Advisory Committee has not yet received the variance section).
11. Density is measured per dwelling unit. It really should be measured per bedroom as a 1-bedroom unit has less of an impact than a 3-bedroom unit. We need to find a better measure for density. <b>5/20</b>	This type of density measurement is quite uncommon based on staff's experience and research.
12. Downer - The diagram in 4.1-4 uses the arc of the rear property line. Are we trying to penalize cul-de-sacs? <b>5/20</b>	Staff is not trying to penalize cul-de-sac lots. Staff will look at the language to see if a modification is needed.

Article 4.0: Measurements and Exceptions	
Question/Comment	Response
13. Downer - Section 4.1-2 measuring lot width on cul-de-sacs at the setback line will result in deeper, larger lots. Won't this deter clustering? <b>5/20</b>	The intent of measuring lot width at the chord of the setback line is to increase the width of cul-de-sac lots at the street. There are subdivisions with cul-de-sacs where more than half of the lot width at the street is taken up by driveway. Staff is currently discussing whether this standard should apply only to lots below a certain lot width.
14. Explanation of encroachments into setbacks like chimneys and pools are unclear. <b>5/20</b>	Sec. 4.3.3.a Features Allowed within Required Setbacks and Yards provides standards for how far certain features can encroach into a required setback. Staff will investigate if the wording needs to be amended to make the standards more clear.
15. Page 4.1-7. Item 4.1.4. What are the justifications for height variances? This section covers measurement, but does not state the basis that can be used for height adjustments. <b>5/27</b>	The criteria for approving a variance, including a height variance, are found in Sec. 3.24 which has not yet been distributed to the Advisory Committee.

### Article 5.0: Base Zoning Districts

Sections 5.1 – 5.3	
Question/Comment	Response
1. Section 5.3.1 ( c) need to complete sentence after “to” <b>4/21</b>	Staff will make this correction.
2. 5.6.6 need to eliminate “to” <b>4/21</b>	Staff will make this correction.
3. Page 5.2-1. Item 5.2.2. Since areas not shown on the Zoning Map as being included in any district are classified as conservation district, how do such areas get reclassified? <b>5/27</b>	Through the rezoning process.
4.	
5.	

Section 5.4 Use Table		
	Question/Comment	Response
1.	Will the proposed A-1 district permit a recycling collection facility? <b>4/15</b>	It is proposed that this use be a Special Use.
2.	How does DNR factor in when developing in a CM district? <b>4/15</b>	Any applicable state regulations, whether DNR or another agency, must be adhered to no matter the zoning district.
3.	Inns – 15 rooms or larger “except in D district...it shall be located on a collector street or higher” Why the exception? <b>4/20</b>	Staff is in the process of re-evaluating the proposed use standard.
4.		
5.		

Sections 5.5 - 5.17 Base Zoning Districts		
	Question/Comment	Response
1.	Is the Two-family district more like an R-4 or a TN district? <b>4/15</b>	The Residential Two-Family (RTF) district is not similar at all to the TN district. The TN is a mixed use district while the emphasis of the RTF district is residential. The RFT district is most similar to the R-4 district in the city with the primary exception being that three and four family dwellings would not be permitted. The RTF district can also be very closely compared to the R-2 district in the County.
2.	Why limit height on larger residential lots? <b>4/15</b>	The maximum height limit in residential areas is typically only a concern in low lying areas. We believe that the proposed standard for measuring building height should be beneficial to development in these areas. Building height is the vertical distance measured from the finished grade to the highest point of the roof. In flood-prone areas where minimum floor elevations have been established by law, the building height shall be measured from such required minimum floor elevations.
3.	How does the proposed RSF-E district compare to R-20 district? <b>4/15</b>	The RSF-E district requires a minimum lot size of one (1) acre while the RSF-20 district requires a minimum lot size of 20,000 square feet. With a few exceptions, the same uses are permitted in both districts.

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
<p><b>4.</b> Why are particular neighborhoods listed for the various Traditional Residential (TR) districts? <b>4/20</b></p>	<p>Since the TR districts (TR-1, TR-2 and TR-3) were developed around the existing built characteristics (lot sizes, building setbacks and uses) of different neighborhoods, specific neighborhoods were listed for each zoning district. Neighborhoods that share similar characteristics share the same zoning district. Having three TR districts distinguishes the varying characteristics and makes it clear, for example, that a property zoned TR-3 should not be a TR-1 or TR-2 district. In that respect, it provides guidance if a rezoning is requested.</p>
<p><b>5.</b> The intent statement for the Traditional Residential (TR) districts states that the districts TRs are intended for residential infill ... Whose intent? <b>4/20</b></p>	<p>Actually, the intent statement mentions that the TR districts are "...intended to encourage compatible residential infill." The Comprehensive Plan, adopted by City Council, emphasizes infill development in established neighborhoods as a mechanism to meet multiple community goals. It specifically states "remove obstacles to infill development in current zoning, primarily suburban standards that apply in pre-suburban neighborhoods."</p>
<p><b>6.</b> Sec. 5.9.2 says that TR districts will be allowed in areas in the Future Land Use Map categories RSF and TN. What does the comment in the margin mean? <b>4/20</b></p>	<p>The comment in the margin is as follows:        "Staff note: Modification to Comprehensive Plan to be considered: This designation is not consistent with the density of TR districts since it is capped at 10 d/u acre while the TR is a minimum 14 d/u acre. Many TR areas have this Future Land Use designation."</p> <p>Many of the properties that are proposed to have a TR zoning district are not mixed use (with the somewhat rare exception of a corner store). Therefore, a TN zoning district is not appropriate. The Comprehensive Plan includes three Residential Future Development categories (Suburban Single Family, Single Family and General) that vary in density and recommended housing types. Only Residential-General supports the density of the TR neighborhoods, but not all of the TR areas include multi-family and mixed uses as recommended by that category. The note is a reminder to staff to address this situation.</p>
<p><b>7.</b> Can there be new TR development...can a developer request rezoning to TR? <b>4/20</b></p>	<p>The TR districts are for specified areas (all north of Victory Drive) that were platted prior to 1950. The development standards and uses are specific to these areas. Because of the specificity, these districts could not be applied elsewhere unless a text amendment was approved by the governing body to include additional areas. There are, however, other options to have smaller lot sizes that would be similar to the TR districts. The RSF-5 and RSF-6 districts include small lot options (4,000 sf and 4,500 sf respectively) when lane access is provided. A Planned District could also allow similar development standards to be set similarly to the TR districts.</p>

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
8. How does Article 8.0, Use Standards, relate to the uses? <b>4/20</b>	The use standards in Article 8.0 are applied only when a use is permitted as a Limited Use ("L") or Special Use ("S").
9. Why is the nonresidential height greater than the residential height? <b>4/20</b>	The nonresidential uses permitted in the Residential districts, places of worship, government buildings and other monumental structures, are typically larger in scale.
10. Why are Residential Multifamily structures allowed to be so high? <b>4/20</b>	An apartment building that is three stories with a pitched roof typically ranges from 40-50 feet in height. For apartment complexes, 2-3 stories are typical. Staff did not want to add any unnecessary hurdles or conditions for uses that are within the norm for this community. As a reference point, the RSF districts permit a maximum height of 36 or 40 feet...about a one-story difference from that proposed for the RMF districts.
11. Will existing businesses in Mid-City be grandfathered in terms of development standards or will they have to conform? What about non-development restrictions (i.e., hours of operation)? <b>4/29</b>	Existing businesses which do not meet the development standards of the proposed ordinance would become nonconforming (grandfathered). This includes non-development restrictions such as hours of operation. For instance, a business currently operating earlier and/or later than the district allows would be able to continue to have such operating hours until that use chooses to have conforming hours of operation or the use ceases to exist for a period of at least 12 months.  See also question #2 under Article 11.0 Nonconformities.
12. Will elimination of the CIV district and TN-2 allow more intense uses? Can we move them to T-C? (pg. 5.12.4 (c) Whitaker, Drayton and Price were removed by text amendment in 2008. <b>4/29</b>	Only the CIV district is proposed to be eliminated, not the TN-2. The areas currently zoned CIV are proposed to be replaced by the TN-2 and TC-1 districts. Staff is currently analyzing such areas and investigating adding use standards for certain uses in the TN-2 district that are currently allowed in CIV, but not TN-2. All uses allowed in CIV are currently permitted in the TC-1 district, with the exception of hospitals, institutional group care and major utilities.  Staff will take another look at why certain streets were removed from the provision of the TN-2 district that allows certain corner lots zoned TN-2 to have the uses permitted in the TC-1 district.
13. Density is not mentioned in the TC section. <b>4/29</b>	Density is based on housing type, so density varies by housing type (which is why it is not shown). Each housing type has a minimum lot square footage. One acre (43,560 sq. ft.) divided by the minimum lot size per unit is the maximum allowable density.
14. 5.13.2 Is this section density of lot width? <b>4/29</b>	Density is based on the required minimum lot square footage. See question #12. Lot width is a separate standard.

Sections 5.5 - 5.17 Base Zoning Districts		
	Question/Comment	Response
15.	5.13.2 Based on the development standards chart for the TN districts, could a 20-foot wide, 500-foot deep lot exist? <b>4/29</b>	It could, but there are no such lots. Lots in the T-C areas are typically no more than 100-150 feet in depth because of public lanes that divide a block.
16.	Are we keeping the standard that disallows recombination of corner lots? Will it carry over for TN-2? Are there any overall standards to prevent recombination of lots to prevent destroying the scale of an area? <b>4/29</b>	<p>The TN-2 district currently allows for corner lots on certain streets to obtain the uses permitted in the TC-1 district. As originally approved, there was no limitation set as to how far on an east-west street a corner lot could extend.</p> <p>In response to concerns about multiple properties being recombined in order to create a “corner lot” that effectively extends to mid-block or to the next north-south street, a 2008 text amendment limited the distance from an intersection in which the corner lot uses could be used. Nothing prevents the recombination of properties, but the additional uses are limited to 60 feet from the intersection. This provision will continue. In addition to this standard, the TN and TC district have maximum building footprint standards for nonresidential development that when combined with design standards (where applicable) should help to retain the scale and character of an area.</p>
17.	What is the rationale of disallowing mixed use in the Victorian District? <b>4/29</b>	Mixed use buildings are proposed in the Victorian District. Mixed use means that there is a principal residential use and principal non-residential use. The types of residential and non-residential uses are determined by the zoning district. Presently, the zoning districts for the Victorian District do not allow this.
18.	Will Savannah River Landing be brought into one of the downtown districts? <b>4/29</b>	It will likely be converted into a Planned District because a master plan was approved at the time of rezoning that included conditions that were specific to that site (e.g., the maximum building height is staggered by block). A base district would not include that type of specificity as it is intended to apply to a broader area.
19.	What districts will the I-16 Flyover area and Frogtown convert to? <b>4/29</b>	The mapping for this area is incomplete at this time. The future development map shows this area as predominately Downtown-Expansion and Traditional Commercial.
20.	D-X (Downtown-Expansion) allows residential; is it a mixed use category like all of the Downtown districts? <b>4/29</b>	All of the Downtown districts are proposed to be mixed use districts that would allow residential and non-residential uses.
21.	How will the 25% open space be recognized in the Landmark District? <b>4/29</b>	The Landscape and Tree Ordinance (not the zoning ordinance) will continue to require 20% greenspace. Because of the urban nature of downtown, the City has allowed an in-lieu of approach; that is, the greenspace does not have to be provided if a fee is paid. This approach acknowledges the prevalence of public space downtown and the urban form; the fee contributes to its maintenance and to additional tree planting.

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
<p><b>22.</b> What is the process for approval of restaurants as a special use in the D-R (Downtown Residential) district? <b>4/29</b></p>	<p>We have not yet reviewed this process (Sec. 3.12). Special uses, however, will require a recommendation from the Planning Commission to the governing body (city council or county commission). The governing body ultimately decides whether to approve or disapprove using specific criteria to make its findings. An approved special use can include additional conditions to ensure greater compatibility. And the special use permit can be revoked if there is non-compliance with the approved conditions.</p>
<p><b>23.</b> Will existing uses be required to go through the special use permit process (are new standards applied to existing uses that are now “special use”). <b>4/29</b></p>	<p>There is a similar existing process that is somewhat vague and outdated. Special uses are currently identified in the zoning ordinance with a “B”, meaning that they require approval of the Zoning Board of Appeals with jurisdiction. Neither the Planning Commission nor the Governing Body are involved in this process. See question #21 for more information on special uses.</p> <p>Any existing special use as of the day the UZO is adopted will not be required to comply any conditions that are new unless a nonconforming provision is triggered. We have not yet reviewed the nonconforming section (Sec. 11.0)</p>
<p><b>24.</b> Why is there such a large increase in density downtown? <b>4/29</b></p>	<p>The existing zoning ordinance treats all areas of downtown the same in terms of density, however these areas vary drastically in their ability to handle higher density developments. The UZO proposes to allow greater density in the D-C, D-CBD, D-W and D-X, while maintaining the current density in the D-R district. By limiting the increases to these areas it is the intent to concentrate high density development in existing commercial areas, which have the infrastructure and transportation network capable of handling increased population.</p> <p>Also, the existing zoning ordinance imposes disadvantages to residential development. This is evident in that it limits the number of units that can be developed on a single property. However, the ordinance does not impose these same restrictions on other uses. For example, the ordinance does not limit the number of hotel rooms per acre or the square footage of office/retail per acre. The proposed standards simply level the playing field, where the impact will not be significant. While it may appear that there is a substantial increase in density, numerous properties within downtown developed at densities equivalent to that proposed in the UZO. One could make an argument that the existing density limits in downtown were set too low and that the UZO standards are more reflective of actual development patterns.</p>

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
<p><b>25.</b> Are D-X Standards similar to the D-C standards? Are they standards that respect the historic nature of residential in D-X? <b>4/29</b></p>	<p>The D-X standards are somewhat similar to the D-C standards; however, because of the D-C districts adjacency to predominantly residential areas more restrictions on incompatible uses are proposed. For example, large hotels and nightclubs require a special use permit in D-C, while in D-X they are permitted by right and as a limited use respectively.</p> <p>The Comprehensive Plan identifies areas on the Future Development Map for the expansion of the downtown central business district. The goals and objectives indicate that as these areas development they should be interconnected with the central business district in use, layout, and transportation. However, no guidance is given on how to accomplish this. An urban design consultant is currently developing standards that may provide a mechanism to achieve this connectivity through zoning. No residential areas are proposed to be rezoned to D-X, however adjacency to residential is an element staff can address when permitting large scale development in D-X areas.</p>
<p><b>26.</b> Should the “one commercial space” standard be broadened to a percentage of ground floor square footage? <b>4/29</b></p>	<p>This is a good suggestion. Staff will look into revising the proposed language.</p>
<p><b>27.</b> How can you replicate current downtown patterns in D-C without having a cap on building footprint? <b>4/29</b></p>	<p>The district that is being questioned appears to be the D-X district rather than the D-C district.</p> <p>One way to replicate the development pattern may be to set a minimum/maximum block size, thus indirectly limiting a building’s footprint. Other site standards such as maximum building coverage, yard setbacks, parking, etc. will also factor into building size. Our urban design consultant is currently developing a framework for the D-X areas and a maximum footprint may be incorporated into the standards.</p>
<p><b>28.</b> Will River Street Sweets-type places be allowed downtown? (i.e., the manufacturing of candy, ice cream, etc.) <b>4/29</b></p>	<p>Manufacturing of this kind—i.e., that is very limited in scale—is not considered industrial manufacturing. It’s more of an accessory use to the principal candy store or ice cream parlor. Such uses are proposed to remain as permitted.</p>
<p><b>29.</b> 5.15.2 Can Offices go in residential areas? Add the Arterial Corridor Transition Overlay (ACTO) to permitted areas in this section. Are any other districts appropriate? Should ACTO be added to sections 5.5.2, 5.6.2, 5.7.2, 5.8.2, 5.9.2, 5.10.2, 5.11.2, 5.12.2, 5.13.2, 5.14.2, 5.15.2, 5.16.2 and 5.17.2? <b>4/29</b></p>	<p>Staff will closely review all ACTO areas on the Future Development Map in the Comprehensive Plan and then ensure that it is listed under the “Comprehensive Plan Future Land Use Map Consistency” sections for the appropriate districts.</p>

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
<b>30.</b> OI-T (Office Institutional-Transition) District. Hours of operation? Clarify city versus county difference apparent in slide. <b>4/29</b>	The differences that were shown on the slide identify the existing situation. In the city, the P-R-T (Planned Residential Transition) district limits operation hours to 8:00AM to 9:00PM. In the county, (the Planned Neighborhood Transition) district does not have any limitations on operation hours. These districts will become the OI-T district, which proposes limiting operation hours to 7:00AM and 9:00PM.
<b>31.</b> Are there standards in the OI-T (Office Institutional-Transition) district to stop large recombination? <b>4/29</b>	<p>Recombination is the process of aggregating two or more separate parcels of land into one parcel. This process is governed by the subdivision ordinance rather than the zoning ordinance.</p> <p>The OI-T is intended for areas that were developed for residential use but, because of changing conditions (e.g., road widening projects), residential viability has diminished. This is not uncommon for residential lots at the perimeter of neighborhoods that are accessed, for example, by four-lane arterial roads. Because properties were residentially developed, they tend to be small - shallow in depth and narrow in width. Since the size does not lend itself for most commercial development, the recombination of multiple lots is unlikely. In addition, the maximum building footprint standards and design standards should help to control development within this district.</p>
<b>32.</b> How can we control office uses moving into residential areas house-by-house? This is a concern in the area of Memorial Hospital and Candler Hospital <b>4/29</b>	Offices can locate only in zoning districts that permit office uses. Ultimately, City Council (or County Commission in the unincorporated areas) determines whether existing residential areas should be preserved for residential, or whether they should transition into some level of commercial (or office) uses. The process happens through rezoning and possibly the comprehensive plan amendment process as well if the future development map is not consistent with the proposed zoning district(s).
<b>33.</b> Is alcohol proposed in the B-N district as a special use? <b>4/29</b>	Package store and bar/tavern are uses proposed to be allowed as a special use. Restaurants which serve alcohol are proposed as a matter-of-right use.
<b>34.</b> Will existing major auto repair businesses become non-conforming in the B-N district? <b>4/29</b>	No. Major vehicle service is proposed in the B-N district as a special use.
<b>35.</b> Is a non-conforming use able to be sold and continue? <b>4/29</b>	Yes, provided that the use will not have been 'abandoned' for more than a year.
<b>36.</b> Why is the height and density so low around hospitals' potential areas of expansion? <b>4/29</b>	This is a reference to the proposed B-N district in the Medical Arts area. See #37 below.

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
37. Look at district standards that might allow more height when not adjacent to single-family residential (area around hospitals). <b>4/29</b>	Staff is currently reevaluating the proposed maximum height for nonresidential uses in the B-N zoning district as well as the appropriate zoning district(s) for the areas referenced.
38. How will light industrial be handled in Mid-City area? <b>4/29</b>	Light industrial zoning is not proposed in the Mid-City area.
39. How will you handle the Historic District within the D-X area? <b>4/29</b>	The Landmark historic district boundaries do not include most of the Downtown Expansion areas that appear on the Comprehensive Plan Future Development map.
40. Why doesn't the term Arterial Corridor Transition Overlay appear in sections 13.3, 13.2 or 13.4? <b>4/29</b>	Arterial Corridor Transition Overlay is a future land use category found in the Comprehensive Plan. It is fully described in that document.
41. D-X (Downtown-Expansion) should strive to emulate the D-C (Downtown-Commercial) district in that Oglethorpe's mixed use plan is perpetuated. As D-X reads now, it does not specifically include residential by name, We should not – as a rule – overly encourage greater density and larger buildings. <b>4/29</b>	<p>The Downtown-Expansion (D-X) zoning district is proposed to be a mixed use district that would permit all single family, two-family and multi-family housing types as well as upper story residential. See Sec. 5.4 for the land use schedule.</p> <p>Greater density is encouraged in this area because it contains areas not constrained by the height map in the Savannah Downtown Historic District which can limit density and also because of the close proximity to jobs, goods and services. In working with our consultant, we are looking at the possibility of limiting block size which would limit "larger buildings." Work continues on the D-X district.</p>
42. The D-X area is too broad. What works in one area may not work well in another D-X area. It seems to broad a brush to treat as one big D-X area. Guidelines should be very specific to their areas and we should be wary of the broad brush approach. <b>4/29</b>	<p>This may be a reference to the Comprehensive Plan Future Development Map, which was adopted by City Council and County Commission in November, 2006. This broad category of future land use (not zoning) provides guidance to help develop zoning that will help to implement the vision of the map. Because the Comprehensive Plan is a long-range planning document, it requires that we look at (and prepare for) a 30-year planning period (2006-2036).</p> <p>Some of the areas where this FDM Downtown Expansion category has been applied may need to be revisited (e.g., Louisville Road west of Stiles Avenue). It's also possible to develop a Downtown Expansion zoning district that contains differing standards for the various character areas (Hutchinson Island, Louisville Road, Frogtown), which would acknowledge their differences.</p>
43. Wasn't the point of the D-X to protect and expand the Oglethorpe Plan and the grid and mixed use? As expressed it looks as if the D-X might allow too much and too large "stuff". <b>4/29</b>	Street connectivity, public spaces and the continuation of mixed-uses will be encouraged in the D-X district. See question #41.

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
44. OI-T District, specifically on Montgomery Crossroads, will this allow an open door for erosion of neighborhood borders to the east? Such as Mayfair I and II? <b>4/29</b>	OI-T districts are intended to apply only to areas where commercial intrusion into residential areas has already begun and/or where residential properties have access only from a collector or arterial roadway. Such access often physically separates such properties from the larger residential neighborhood and makes them less desirable for residential occupancy because of heavy traffic volume. For example, Montgomery Crossroads (an arterial roadway) carries approximately 45,000 vehicles per day.
45. Can you elaborate further on the Special Use process? It seems that putting special uses up to city council will be a significant cost and a considerable hurdle for developers. It also potentially politicizes the development process. <b>4/29</b>	<p>A special use is one that requires approval by the Governing Body (City Council or County Commission). An approved special use would receive a special use permit if it is determined that it can comply with the minimum standards specified in the Zoning Ordinance. The approach of the existing ordinances was often to create a new zoning district just to allow a certain use in a certain area.</p> <p>The new approach in dealing with potentially controversial/problematic uses in certain zoning districts is to add use conditions to deal with incompatibility and to require approval by the Governing Body after a public hearing. Additional standards can be added by the Governing Body to ensure the greatest level of compatibility based on the context of the surrounding properties and uses.</p>
46. What sort of noise ordinance will be in place in mixed use districts? <b>4/29</b>	The noise ordinance is a separate ordinance from the zoning ordinance.
47. What sort of sign restrictions will be put in place on the business districts, especially billboards – whether static or digital? <b>4/29</b>	Staff is presently working on updating the sign ordinance. At this time, staff is not prepared to answer this question. However, signage typically varies by type of zoning district and roadway.
48. To the extent that D-X zone is intended to provide a potential area for affordable housing, issues of lot area, building height, etc. or perhaps new standards should encourage this type of development. This should be done in conjunction with CAT, not only in consideration of existing routes, but where bus service could be easily extended. <b>4/29</b>	The D-X district provides for all housing types, greater density, 100% building coverage and a variety of nonresidential uses that should make affordable housing development more viable as well as allow for those work and shopping opportunities that need to be in close proximity to such housing.

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
<p><b>49.</b> Are the TN (Traditional Neighborhood) Districts limited to Victorian, Streetcar, Historic Overlay, Cuyler-Brownville, West Savannah, etc.? Which district is Baldwin Park? <b>4/29</b></p>	<p>The Traditional Neighborhood districts (TN-1, TN-2 and TN-3) are primarily limited to areas that are categorized on the Comprehensive Plan Future Development Map to be Traditional Neighborhood. However, the zoning district proposed will not necessarily be a TN- district, but instead a district that matches the intent of the TN future land use category.</p> <p>Baldwin Park is shown on the Future Development Map to be Residential Single-family. The proposed zoning district(s) for this neighborhood will match the intent of this category.</p>
<p><b>50.</b> OI-T, rethink the east side of Hodgson north of Eisenhower. This is a strip center, all retail and restaurants, no offices. <b>4/29</b></p>	<p>There are two office districts: OI (Office and Institutional) and OI-T (Office Transitional). OI-T is not proposed for this area; OI is not proposed for any commercial retail centers.</p>
<p><b>51.</b> So far, the only districts allowed in the Arterial Corridor Transition Overlay” [future development map category] are the Office and Institutional district and the Office and Institutional-Transition district. So, isn’t “Arterial corridor transition overlay” really just a way of saying OI and OI-T, and it should have been left off the Future [Development] Map, or notice of zoning change given? <b>5/6</b></p>	<p>The Arterial Corridor Transition Overlay (ACTO) category was adopted as part of the Comprehensive Future Development Map. It is in addition to the underlying or base Future Development Category (some category of Residential).</p> <p>The definition of ACTO is: “Areas having established residential character that due to their arterial location are confronted with potential unplanned commercial intrusion. Within this overlay, rezoning petitions may proceed without land use policy review provided they are associated with a site plan for coordinated development.”</p> <p>Where the ACTO is shown on the Future Development Map, it is an acknowledgement that single-family residential use is unlikely to remain viable because of changing conditions in the surrounding area (e.g., road expansion, traffic volume, adjacent commercial). The transition to a non-residential use (which would require rezoning) would necessitate the submittal of a site plan or master plan at that time. Such plan provides an assurance that an approved rezoning will protect adjacent residential properties not within the ACTO (e.g., prohibiting curb cuts on a residential street, buffering, hours of operation, etc.).</p> <p>The ACTO is not tied to the OI or OI-T zoning districts. Depending on the location of an ACTO, the future zoning could be other zoning districts.</p> <p>Because the ACTO is NOT a zoning district, no “notice of zoning change” was required. Prior to the adoption of the Comprehensive Plan, community meetings were held throughout the community and notice was provided for the public hearings.</p>

Sections 5.5 - 5.17 Base Zoning Districts		
	Question/Comment	Response
52.	Why doesn't the IL-R district allow for the conversion to residential use? What is the density for IL-R? <b>5/6</b>	Since it is an Industrial zoning district, the IL-R district does not include residential uses except for live-work units. Live-work units do not typically have a density cap. Stringent building code requirements typically control density.
53.	Is the I-H (Heavy Industrial) the only district that allows major substations? <b>5/6</b>	No. Substations, which are major utilities, are allowed as a Special Use in all zoning districts.
54.	Is there a definition of major utilities? <b>5/6</b>	Yes. It is defined in Article 13.0. Utilities, major: A large-scale utility such as a water or wastewater treatment plant, water tower, electrical generation plant or electrical transmission facility.
55.	Why is there no height limit in the I-H district? <b>5/6</b>	The I-H zoning district does not have a height limit in order to accommodate large industrial buildings which often have large towers as part of a manufacturing process. This is the one district which does not have a height limit.
56.	Aren't site plans reviewed in the I-H district? <b>5/6</b>	Site plans are to be reviewed regardless of zoning district as specified in Sec. 3.10 Site Development Plan. Site plans are required for all non-residential and multi-family residential uses.
57.	Are signs regulated in the I-H district? <b>5/6</b>	Signs are regulated for every zoning district.
56.	Page 5.9-1. Item 5.9. Does a list exist of neighborhoods and the demarcation of such neighborhoods throughout the city of Savannah and County? If so, should it be included in Section 5.9 or in the appendix? <b>5/27</b>	Sec. 5.9 Traditional Residential Districts does reference specific neighborhoods. A GIS layer exists that includes these neighborhood boundaries. A map was not included in the ordinance because portions of certain listed neighborhoods are not proposed to be zoned with one of the TR districts.
57.	Page 5.10-2. Item 5.10.5. What is the reason that there are no building standards for townhouses/stacked townhouses and 3-4 family/apartments? <b>5/27</b>	Building standards exist for townhouses/stacked townhouses in each of the RMF districts. The Three-Four Family housing type is not permitted in the RMF-1 district, therefore a (--) is placed in the column indicating that the use is not applicable (not permitted).
58.	Page 5.11-2. Item 5.11.8 b. I think the word "recreation" should be placed after the word "no" on the second line. <b>5/27</b>	This has been corrected.
59.	Page 5.13-2. Item 5.13.5. Under "lot dimensions," and under "nonresidential," why are there no lot area square feet? <b>5/27</b>	No minimum lot area has been required for nonresidential uses. The minimum lot size usually "takes care of itself" through other standards such as required parking and setbacks and any green space requirements that may exist in the Tree & Landscape Ordinance.

Sections 5.5 - 5.17 Base Zoning Districts	
Question/Comment	Response
60. Under "building," why is there nothing for maximum building coverage? Is it the same as building footprint that has maximum square feet? With the building footprint that is given, there appears the possibility for strange building shapes. <b>5/27</b>	The maximum building footprint standard replaces the maximum building coverage standard. The areas with a TC- zoning district are also covered by an historic overlay district which ensures that the design of additions or new construction be compatible with the contributing buildings in the district.
61. Page 5.14-2. Item 5.14.5. In the chart under "building type" (and without seeing the height map), the standards appear to be very loose. <b>5/27</b>	The standards for "Building Type" are the minimum lot area requirements based on housing type. These numbers are related to the permitted density for the zoning districts. Factors such as the maximum height, maximum building coverage (if applicable) and the minimum parking requirement will work together to potentially limit the density below what the zoning district permits.
62.	

Article 6.0: Special Purpose Districts	
Question/Comment	Response
1. Is there a proposed minimum acreage for planned development? <b>4/15</b>	To date, no minimum acreage is proposed for the Planned Development zoning district although it has been discussed by staff to avoid a proliferation of PDs.
2. There should be a minimum acreage for PDs. <b>5/20</b>	Staff is currently investigating what the minimum acreage should be.
3.	

Article 7.0: Historic and Other Overlay Zoning Districts	
Question/Comment	Response
1. How are mobile homes addressed in UZO? Are they different from modular homes? <b>4/15</b>	<ul style="list-style-type: none"> <li>• Modular homes are currently reviewed the same as stick-built housing. This is not proposed to be changed.</li> <li>• Mobile homes are those that were constructed prior to June 15, 1976. They are no longer permitted in the current ordinances and therefore, will not be in the UZO.</li> <li>• Manufactured homes, those built after June 15, 1976, are proposed to be allowed in the A-1 (Agricultural) and RMHP (Residential Manufactured Home Park) districts. They are also proposed to be allowed in the Manufactured Home Overlay District. This overlay is proposed to be placed where there is a significant amount of manufactured homes, located on a separate lot of record and generally found mixed in with single-family dwellings.</li> </ul>

Article 7.0: Historic and Other Overlay Zoning Districts	
Question/Comment	Response
2. Since manufactured homes depreciate as a car does, and the intent is to provide affordable housing, doesn't it make sense to discourage a wasting asset and encourage buying an appreciable asset or renting and saving money to buy a home? <b>5/5</b>	Zoning cannot be used as a mechanism for steering citizens away from a housing preference. While a manufactured home could be a more affordable housing choice for a single-family detached residence, is not the intent of the zoning ordinance to limit a legal and viable housing option.
3. What is the difference between a manufactured and a modular home? <b>5/6</b>	See question #1 above and question #3 in the Article 13 section.
4. Do manufactured homes have an "expiration date"? Is there a time period before a stick-built home must be constructed? <b>5/6</b>	Currently, neither the County nor the City have a date for when manufactured homes have to be replaced with a new (or newer) manufactured home or a stick-built house. Research of several cities and counties in GA to date show that some jurisdictions do limit the age of manufactured homes that can be brought into or moved within the city or county; ages range from 10-20 years. However, none of these ordinances require that a home be replaced after a certain time.
5. What are the dates for the manufactured and mobile home definitions? <b>5/6</b>	See question #1 above.
6. Are the overlays for airports the guidelines for new airports? <b>5/20</b>	The proposed Airport, Airfield Overlay District will apply to the areas around the Savannah-Hilton Head International Airport and Hunter Army Airfield. If a new runway or airport is proposed, the overlay district would need to be amended to incorporate the affected areas.
7.	

Article 8.0: Use Standards	
Question/Comment	Response
1. Are all standards required to come into compliance upon adoption of UZO? <b>4/15</b>	Not necessarily. Standards that were conforming under the previous ordinance may be nonconforming under the new ordinance. Compliance is not required until certain thresholds are met (e.g., a nonconforming use that ceases to exist for a specified period of time cannot be reestablished). Article 11.0, Nonconformities, will address this concern.
2. Do we have standards for cluster developments? <b>4/15</b>	Cluster Development Standards are found in Section 8.10 of the UZO. This section has not yet been provided to the Advisory Committee (as of 4/22).

<b>Article 8.0: Use Standards</b>	
Question/Comment	Response
<b>3.</b> Is the way in which lot coverage is calculated a concern relative to stormwater (i.e. the impact of impervious materials on individual lots). <b>4/15</b>	Stormwater calculations anticipate a certain amount of impervious surface, whether roofed or not. The UZO addresses building coverage only (i.e., those situations in which there is a roof).
<b>4.</b> Does there need to be a note in the ordinance relative to paving on individual lots? <b>4/15</b>	This is not proposed. The zoning ordinance will regulate that area only under a roof, which is part of the building coverage calculation. The Stormwater Ordinance would be a better location address paving that is not under roof.
<b>5.</b> Is there a section that discusses small lot PUD's in the urban areas? <b>4/15</b>	No. Ideally, there should be no need for Planned Developments (now called Planned Unit Developments) within urban areas. A thorough analysis of development character has been undertaken to create base zoning districts with development standards that would allow lot sizes that are consistent with neighborhood character.
<b>6.</b> 1.1.4 Will we consider how churches impact residential areas? Where they are allowed, how many, etc. <b>4/15</b>	<p>The current ordinances contain a few use conditions for places of worship (churches) within certain Residential areas. Staff will continue to investigate what conditions are appropriate for such areas. Staff is somewhat limited as to the type of restrictions that can be set for places of worship by the federal Religious Land Use and Institutionalized Persons Act (RLUIPA).</p> <p>The minimum lot size for places of worship (and all other permitted nonresidential uses) in Residential districts is proposed to be 20,000 square feet. That standard should help to reduce the number of potential locations for nonresidential uses within Residential districts.</p>
<b>7.</b> Are the current separation requirements for group living uses proposed in the UZO? <b>4/19</b>	Staff will research appropriate separation requirements and will seek input from the advisory committee.
<b>8.</b> Concern for "Churches" springing up through a neighborhood – in houses, etc., teardowns, paving - eating up an area...any way to control? <b>4/20</b>	Places of worship, such as churches, have been historically allowed in residential areas. They must comply with the minimum development standards, such as lot size, off-street parking, greenspace, detention, and buffers. These minimum standards are somewhat of a deterrent to using existing homes as a place of worship because the standards are likely to be unattainable. Except for contributing historic structures in a local historic district, demolition of existing structures is not addressed by the zoning ordinance.
<b>9.</b> Section 8-4-31 (d) Parking for short term rentals is less stringent than for inns or hotels – why? <b>4/20</b>	Short term rentals are residential dwelling units that are leased for short-term lodging (i.e., less than 30 days). Because there are no employees on the site (managers, maids, janitors, etc.) as there are for hotels and inns, additional parking is not necessary.

Article 8.0: Use Standards	
Question/Comment	Response
10. Section 8-4.29 – Where are the street classification definitions? They should be included. <b>4/20</b>	The street classification definitions need to be added. Staff will work on this.
11. Section 8-3.2 What is a Private Family Cemetery? <b>4/20</b>	A cemetery where the lots are not for sale and can only be assigned to family members. The proposed definition is as follows: “Any land or structure dedicated to and used, or intended to be used, for interment of human remains and is owned, maintained and restricted solely to private use by family members.”
12. Right now the definition of a family is no more than 6 unrelated people in a residence? <b>4/20</b>	The UZO proposes that the definition of family reduce the number from 6 to 4 unrelated individuals. However, there is a concern that this could be too limiting and prevent, for example, two single mothers with two children from sharing a residential dwelling. Staff will seek guidance from the city and county regarding this definition.
13. Lanes are critical to quality of life – we should make them keep them and expand lanes for new development. <b>4/20</b>	Lanes can always be proposed by a developer. However, they will not be required unless a developer chooses the small lot option that is proposed in the RSF-6 and RSF-5 districts (4,500 and 4,000 sq. ft. lots, respectively). The UZO does not suggest that the use of existing lanes be eliminated; in fact, the use of lanes for access is required/encouraged in some zoning districts where they presently exist.
14. Unrelated people living in a house ... it's not conducive to a Single Family Residential development. <b>4/20</b>	The definition of family in the existing ordinances caps the number of unrelated people who can live together in the same residential dwelling unit at six. If there are more than six, this is a violation of the zoning ordinance. This number acknowledges that there will be some roommate situations that include unrelated individuals who live together as a household unit. To not allow unrelated persons to live together would be too prohibitive. There are likely situations where certain households are in violation of the existing ordinances. See question #12 as well.
15. How are Assisted Living Facilities defined? There have been a lot of problems in some areas (including Bacon Park) with these facilities. <b>4/20</b>	Staff has noted that there is an error with the definition that was provided to the Advisory Committee. The concern seems to be with certain group homes. Group housing situations will be re-evaluated by staff.
16. There is a disparity in the square footage of rooms between SROs, Rooming Houses and Boarding Houses. This is not correct. <b>4/20</b>	Noted. Staff will revisit the standards for these uses.
17. There are no restrictions on separation of Assisted Living Facilities – concerned that they may become too concentrated in one area. <b>4/20</b>	See question #15.

Article 8.0: Use Standards	
Question/Comment	Response
18. The City Council repealed [various group care homes] in R-4 and R-6 districts in December of 2007 – [the proposed standard] is contrary to that decision. <b>4/20</b>	The text amendment referenced did not repeal the use but rather changed the use from a “matter-of-right” use to a use that requires Zoning Board of Appeals approval (what the UZO refers to as a special use). Also, this occurred only in the R-4 district.
19. The new standards condense the uses for Group Care Homes – we need to go back to the existing ordinance [which distinguishes between facilities serving different populations). <b>4/20</b>	See question #15.
20. Section 8.1-3 – top of page (section B) “occupied more than” needs the word “by” inserted between occupied and more. <b>4/20</b>	Staff will make this correction.
21. What is a fund raising event (which would not require a Temporary Use Permit) and a special event (which would require a TUP)? <b>5/6</b>	<p>Fund-raising events are limited to education, fraternal, religious, service and other non-profit organizations. This includes events such as bake sales, cookie sales, car washes, dog washes, etc. that have no impact to a very limited impact.</p> <p>A special event, such as a carnival or car sales, would require a permit because a site plan would be needed to address traffic issues, location of the event, and clean-up. If any of the conditions are violated, the City or County can revoke the permit for non-compliance.</p>
22. A concern was expressed that garage sales are difficult to regulate and that allowing such sales only twice a year is too limited. Two suggestions were offered: 1) allow sales up to 12 times a year; or, 2) require a business license if the garage sales is more like a continuing sale. Also discussed was whether or not to require a permit for this temporary use. <b>5/6</b>	<p>Staff understands that enforcement of this use is difficult and that it would be complaint driven. However, setting a limit allows the city or county to deal with nuisance situations where someone is having a continuing yard sale that has become more of a business.</p> <p>A possible alternative is to require a permit for such sales. However, this places a burden on a larger group in an effort to prevent a very limited number of individuals from having continuing sales (who likely wouldn't apply for a permit anyway).</p>
23. Portable storage units are proposed to be allowed for no more than 30 days; the County allows for up to 60 days—30 days permitted and an extension must be requested for the additional 30 days. <b>5/6</b>	The County has addressed portable storage units outside of the zoning ordinance but within the County Code. Staff has requested the ordinance to reconcile the proposed and existing language.
24. How long is a construction dumpster proposed to be allowed on a site? <b>5/6</b>	During the active period of construction.

<b>Article 8.0: Use Standards</b>	
Question/Comment	Response
<b>25.</b> Are home-base businesses defined? <b>5/6</b>	We have consolidated the home occupation and home-based business uses into one use: home occupation. The definition is as follows: Home Occupation: A business, profession, occupation or trade conducted for gain operated by the owner or legal tenant that is accessory to and entirely within a residential dwelling or within a structure accessory to a residential dwelling.  Standards are being drafted that determine the situations in which clients and/or employees that do not reside within the home are permitted.
<b>26.</b> A concern was expressed that a construction office would not be permitted when a single family home is under construction. This could be difficult for on-site contractors. <b>5/6</b>	Staff can remove this requirement. It is atypical for a construction trailer to on the site for the construction of one single-family residence.
<b>27.</b> How is vending in rights-of-way addressed in the ordinance? <b>5/6</b>	Any vending in a right-of-way is regulated by other ordinances and policies of the County and City. The UZO will address vending only on private property.
<b>28.</b> What is a density bonus? <b>5/6</b>	A density bonus is the provision for more density if certain performance standards are met. This is only being proposed for Cluster Developments. The maximum density bonus a site is eligible for is 20%.
<b>29.</b> Where would a cluster development be allowed in the county and the city? <b>5/6</b>	Cluster Developments are proposed to be allowed in the A-1 district and all RSF- and RMF- districts. The following minimum site size standards are proposed: "The tract of land shall be at least 10 acres in size in all zoning districts where the use is permitted except in the RSF-E, RSF-30 and RSF-20 districts where the minimum tract size shall be 20 acres. Within the RSF- districts, the minimum tract size may be reduced to five (5) acres if the only housing type proposed is single-family detached."
<b>30.</b> Consider a graduated scale for residential density. <b>5/6</b>	Staff will research this concept.
<b>31.</b> Does an active recreational have to be buildable? <b>5/6</b>	Cluster Developments are not required to contain active recreational uses as a large amount of conservation area is required.
<b>32.</b> Is the cluster development ordinance for new construction only and not existing greenspace? Can FEMA properties or other public properties be used for the conservation area? <b>5/6</b>	Yes. The Cluster Development standards apply only to new developments. Public property, including flood-prone properties acquired with FEMA money, cannot be used by a developer to meet the minimum conservation area requirement.

Article 8.0: Use Standards	
Question/Comment	Response
<b>33.</b> Could someone assemble five acres of existing homes and do a cluster development? <b>5/6</b>	This is potentially possible. The minimum site size in RSF- districts can be reduced to 5 acres if the only housing type proposed is single-family detached. It should be noted that the perimeter lots must either meet the development standards (lot size, setbacks, etc) of the adjacent zoning district or provide a 20 foot wide landscaped buffer. The cost of acquiring the properties, demolishing the homes, reworking the infrastructure and rebuilding homes is likely to be cost prohibitive for this to occur.
<b>34.</b> Is there a requirement for how an easement is used or managed? <b>5/6</b>	The Cluster Development section provides for standards on the ownership and management of conservation areas.
<b>35.</b> If creating a walkable environment is one of the goals of the City, why is a cluster development proposed? <b>5/6</b>	Cluster Developments are not necessarily “anti-walkable” environments as they can be designed in a variety of ways. The environmental constraints of a site, in addition to the existing built environment that surrounds it, often determine how much connection can be made to adjacent properties. All subdivisions, including Cluster Developments, are required to provide sidewalks within the development and to connect the internal sidewalk system to that within the public right-of-way.
<b>36.</b> Cluster Development and non-grid design puts huge pressure on nearby roadways. <b>5/6</b>	<p>A subdivision with a grid street design is not always possible for a variety of factors. In the context of cluster developments, a design to preserve environmentally sensitive land often prevents laying out the streets in a grid-like pattern. Connectivity is desired, but so is natural resource protection.</p> <p>Depending on the classification of the roadway that serves the development, a grid-like street pattern may not always be able to connect to such roadway. Certain major arterials, which carry a lot of traffic, should not have intersecting streets every 300-400 feet. The spacing of intersecting streets needs to be spaced out in order for traffic to flow better on the major arterial.</p>
<b>37.</b> In the Historic District, will the regulations for pods and dumpsters be more restrictive? <b>5/6</b>	There are additional standards proposed for dumpsters in the historic overlay districts. Staff will need to discuss whether additional standards are needed for pods.
<b>38.</b> I have no problem with having permitting for pods and dumpsters. <b>5/6</b>	Thank you for the comment.
<b>39.</b> Garage sales should be no more than once per year. <b>5/6</b>	Staff is currently discussing the best way to regulate garage sales.
<b>40.</b> Is there or should there be a minimum amount of acreage before a cluster development kicks in? <b>5/6</b>	See question #29.

<b>Article 8.0: Use Standards</b>		
	<b>Question/Comment</b>	<b>Response</b>
<b>41.</b>	Portable Storage Units – allow for no more than 7 days. A permit should be required. <b>5/6</b>	These units are often used while a home is being remodeled, which may require more than 7 days. Staff has proposed a time limit of 30 days.
<b>42.</b>	Is there a time limit for how long construction dumpsters can remain onsite? <b>5/6</b>	As proposed, construction dumpsters are limited to the time of active construction.

<b>Article 9.0: General Site Standards</b>		
	<b>Question/Comment</b>	<b>Response</b>
<b>1.</b>	Green Space for residential is not defined or at least I couldn't find it! <b>4/15</b>	<p>The UZO relies on the definition of greenspace as provided in the County's Land Disturbance Activities Ordinance and the City's Tree and Landscape Ordinance.</p> <p>County definition: "Any area retained as permeable unpaved ground and is dedicated to supporting vegetation. Buffers, Tree Protection Zones, and other landscaping not otherwise regulated by this Ordinance, may be considered greenspace."</p> <p>City definition: "Any area retained as permeable unpaved ground and dedicated on the site plan to supporting vegetation."</p>
<b>2.</b>	Can we require lanes in new developments? <b>4/15</b>	Lanes will not be required unless a developer chooses the small lot option that is proposed in the RSF-6 and RSF-5 districts (4,500 and 4,000 sq. ft. lots, respectively).
<b>3.</b>	Can green space be porous, gravel or just grass? <b>4/15</b>	See answer to question #1 above.
<b>4.</b>	Is there any limit on the subdivision of land as long as each lot meets the minimum lot size requirement? <b>4/15</b>	The UZO does not propose limiting the number of lots within a subdivision. Only the minimum lot size per lot is regulated.
<b>5.</b>	What is the 20% greenspace for? Is it voluntary for residential? <b>4/15</b>	<ul style="list-style-type: none"> <li>• Greenspace presently applies to multifamily and nonresidential development and is a requirement of the City's Landscape and Tree Ordinance and the County's Land Disturbance Activities Ordinance. The 20% is the amount of land that is generally needed to meet the required number of tree and landscape quality points required by each ordinance as well as any required on-site stormwater detention.</li> <li>• Presently, 20% greenspace is not required for single-family development. However, a minimum of 1,600 Tree Quality Points per acre are required for such developments. Street trees planted within tree easements, preserved trees and plantings within set-asides established and maintained by the developer or successor are the primary ways these points are achieved.</li> </ul>

Article 9.0: General Site Standards		
Question/Comment	Response	
		<ul style="list-style-type: none"> <li>Presently, a 20% greenspace area is voluntary for single-family residential but is typically provided through detention facilities, parks and other amenities such as walking trails.</li> </ul>
6.	Will there be sidewalks required for small lot subdivisions? <b>4/15</b>	The requirement for sidewalks is found in the Subdivision Ordinances for the City and County. These ordinances are not proposed to be amended at this time.
7.	All areas are not the same – the Islands Plan with 25% open space is good there – other areas can go to 20% <b>4/20</b>	This question will be addressed when we discuss Sec. 10.2 Open & Recreational Space.
8.	Keeping trees – It’s important where the trees are – we should encourage tree-lined streetscapes, not just in back of lots. <b>4/20</b>	Both the City’s Landscaping and Tree Ordinance and the County’s Land Disturbing Activities Ordinance require one large tree to be planted every 50 feet within a tree easement in the front yard for lots within a residential subdivision. Both the City and County require (in most cases) that water and sewer lines NOT be located under the street. This pushes back the trees from the edge of the road due to the minimum separation of trees from utilities. For reference, utilities in most urban areas are located under the street.
9.	Standards review should be for government entities too – to prevent inappropriate/ugly decisions (e.g. yellow garbage tops – CAT bus stop signs, etc.) <b>4/20</b>	Zoning ordinances do not address the appearance of items such a trash cans, street signs, light poles, etc.
10.	Can buffers be varied? <b>4/20</b>	Sec 9.5 Landscaping, Screening and Buffers (which has not yet been provided to the Advisory Committee) does provide for certain circumstances under which alternative compliance (rather than a variance) can be approved.
11.	Are buffer standards variable? For example, commercial vs. residential buffering? Can the buffer be increased by the MPC over the standard? <b>4/29</b>	See #10 above for the first question.  Currently, most PUD districts require that the buffer be determined by the planning commission. In addition, for properties referenced in Sec. 8-3031 (B)(1) of the City Zoning Ordinance or Sec. 4-6.52 of the County Zoning Ordinance, the MPC “may recommend modifications to Master Plans and/or General Development Plans in order to secure an orderly Development pattern in accordance with the purposes of this chapter”. This allows the Planning Commission the discretion of requiring additional buffers than that required by the zoning ordinance. The P district was effective at improving the quality of development in the past where ineffective or no standards existed.

Article 9.0: General Site Standards	
Question/Comment	Response
	<p>Unfortunately, this removes predictability for developers and planners as to what buffer standard will be required. There has also been inconsistency in the widths of buffers required for similar types of development as properties not affected by the sections referenced above are reviewed by staff who does not have the authority to require additional buffer standards.</p> <p>For the UZO, staff has researched the buffer standards for many communities and has also worked extensively with the City Landscape Architect, County Arborist and a private Landscape Architect who served on the Technical Committee to develop specific planting requirements for each buffer type proposed. (The current zoning ordinances do not specify a minimum amount of preserved or planted vegetation within buffers which has resulted in an effective "buffer" situation in the past.) It is not proposed that the Planning Commission have the authority to increase the buffer over the standard. However, in the case of a special use permit or a Planned Development district, the Planning Commission can recommend to the Governing Body that additional buffer standards be required.</p>
<p><b>12.</b> What about the streetscape? Is there any provision for the tree canopies, saving/preserving existing specimen trees, prohibiting the removal of existing trees? <b>4/29</b></p>	<p>Sec 9.5 Landscaping, Screening and Buffers (which has not yet been provided to the Advisory Committee) does provide for certain situations where a street yard buffer would be required. The intent of this buffer is not to hide buildings from the street, but rather to improve the appearance and character of an area.</p> <p>Sec. 10.3 Protected Roadway Corridor Buffer (not yet provided to the Advisory Committee) seeks to protect existing trees and understory vegetation that are located along certain roadways. Most roadways listed are included in the 2030 Long Range Transportation Plan as canopy roads, palm-lined roadways or scenic vistas.</p>
<p><b>13.</b> Sec. 9.2.5. What if GDOT allows for more curb cuts than the Ordinance? <b>6/10</b></p>	<p>On state roadways, GDOT does make the final decision regarding curb cut locations. However, the City or County can be more restrictive than GDOT on the final number to be permitted.</p>
<p><b>14.</b> Sec. 9.2.7. Does the Ordinance allow for low plants to be run-over in emergency situations? If so, could emphasis be placed on having an emergency gate instead? <b>6/10</b></p>	<p>For emergency access, it is proposed that small plantings, not to include trees, be an option for an emergency access point where there is no paving or gate. Trucks could easily drive over these plants without damaging the truck. This is a much less expensive option than an emergency gate.</p>
<p><b>15.</b> Sec. 9.2.7. Can an empty lot near a property be counted for parking purposes and/or planning on future neighbor to develop additional spots? <b>6/10</b></p>	<p>Yes, unless the following is true: 1. Surface parking lots are not permitted in the Zoning District in which the property is located.</p>

Article 9.0: General Site Standards		
Question/Comment	Response	
		<p>2. The property is located in a residential zoning district and is intended to meet the parking requirement of a nonresidential use, unless that use is permitted in the zoning district.</p> <p>Sec. 9.3.8 Alternative Parking Plan allows remote and valet parking to occur off site where certain conditions are met. The property would be required to meet the standards of this Ordinance, for example surface materials, buffering, lighting, etc.</p>
16.	Sec. 9.3. Can parking lots be reduced as usage decreases? <b>6/10</b>	Because parking lots are built to the required standards of the original use, parking areas typically remain the same as new uses come and go, unless a new use requires more parking. There is no proposal to require a reduction of parking area size for existing parking areas.
17.	Sec. 9.3. Can you make less than the required parking pervious? <b>6/10</b>	Yes. Sec. 9.3 gives the Governing Body Engineer the ability to approve alternative surface materials, including pervious paving materials.
18.	Sec. 9.3. Will a small tour bus meet the requirements of a vehicle that is permitted to park in a private driveway? If so, allowed size is too large. City currently does not allow over 20 feet. <b>6/10</b>	Staff will re-evaluate the maximum size of vehicles permitted to be parked in residential areas.
19.	Sec. 9.3. Please provide a chart to illustrate how the new proposed parking regulations will possibly increase or decrease parking. <b>6/10</b>	Staff will prepare a chart to show the decrease or increase in required parking from the existing ordinance and the UZO.
20.	Sec. 9.3. Did you consider having maximum parking? <b>6/10</b>	Yes, however staff does not feel it is appropriate to limit the amount of parking a use can provide. However, we have limited the amount of impervious area a parking facility may have to 125% of the required parking.
21.	Sec. 9.3. How was the formula for eating and drinking establishments determined? Possibly consider 1 parking spot per 25 square feet, instead of 50. <b>6/10</b>	<p>Eating and Drinking Establishments cover restaurants, bars, and nightclubs. The ratio for restaurants was created based on an analysis of parking demand by recent constructed restaurants throughout Chatham County.</p> <p>No parking requirement currently exists for bars or nightclubs, so analyzing those that currently exist in Chatham County was not beneficial.</p>
22.	Sec. 9.3. What if neighborhoods have enough room for 2 parking spots, but they only want to provide 1? <b>6/10</b>	The Ordinance will require 2 parking spaces per unit for single family-detached, -attached, and two family uses. Tandem parking will be permitted for these housing types to allow a single driveway to meet the two space requirement.

Article 9.0: General Site Standards	
Question/Comment	Response
23. Sec. 9.3. Will off-street parking still be prohibited on Broughton Street? <b>6/10</b>	The Broughton Street Urban Redevelopment Area Plan prohibits off-street parking in certain areas, including Broughton Street. This plan is currently a separate policy outside of the zoning ordinance. Staff is currently working with SDRA to place the zoning related elements of the plan into the UZO.
24. Sec. 9.3. How are hybrid uses addressed (i.e. restaurant to bar/nightclub)? <b>6/10</b>	Parking is based on the use with the higher parking requirement. Afterwards, it becomes an enforcement issue.
25. Sec. 9.3. Any consideration of a fee in lieu of parking? <b>6/10</b>	This was discussed with city staff. They did not feel it was necessary at this time and expressed concerns about how to manage the process effectively. There is also the issue of how long money would be held until sufficient funds were accumulated to construct a garage.
26. Sec. 9.5. Could a provision be included to reference enforcement of landscape standards? <b>6/10</b>	Article 12.0 Violations, Penalties and Enforcement (to be given to the committee on 6-15-10) will handle how the ordinance is to be enforced. If this question is referring to excessive pruning of required landscaping, the City and County Landscaping and Tree Protection ordinances address such situations.
27. Sec. 9.5. When will these buffer requirements come into play (i.e. new construction)? <b>6/10</b>	All standards in the UZO will become effective upon the date of adoption of the Ordinance by both jurisdictions. All new construction will have to comply with all provisions of the ordinance. For existing uses/structures wanting to expand, compliance shall be in accordance with Sec. 9.5.4.b. Applicability.
28. Sec. 9.5. What planting materials are approved or prohibited? <b>6/10</b>	There is some guidance in Sec. 9.5 as to what planting materials are required/approved. Otherwise, the City and County's Landscaping and Tree Protection ordinances specify the approved planting materials by type.
29. Sec. 9.6. Are fences permitted? <b>6/10</b>	Yes. The UZO proposes all fences over 2 feet be required to obtain a permit.
30. Sec. 9.8. Is floodlighting allowed on public property? <b>6/10</b>	The UZO proposes that floodlighting be permitted provided that it does not shine above the 90 degree horizontal plane and/or produce a glare for pedestrians or motorists. Accent lighting—to highlight art, architecture and landscaping—may be directed upwards but should be done so in a way that minimizes light spill into the night sky.
31. Sec. 9.8. When would compliance the lighting standards be required (i.e. with new construction or changes to current lighting?) <b>6/10</b>	For new construction and modification to existing lighting.

Article 9.0: General Site Standards		
	Question/Comment	Response
32.	Sec. 9.3. How will you deal with vehicle parking used as a display? <b>6/10</b>	Specific standards for vehicle displays are provided in Sec. 9.7.5.ii. This is separate from parking storage areas.
33.	Sec. 9.7. Do the outdoor storage requirements apply to the industrial zoning district?	Yes.
34.	Sec. 9.8. What if landscaping is lighted from the ground up? <b>6/10</b>	This is addressed in Sec. 9.8.7.c.
35.	Sec. 9.8. Is fluorescent lighting permitted? <b>6/10</b>	Yes.
36.	Sec. 9.8 The section on flag pole lighting should state U.S. flag. <b>6/10</b>	Staff has made this change.
37.	High amounts of parking should not be encouraged. Other sources of transit should be promoted instead. <b>6/10</b>	The proposed standards of this Ordinance encourage flexibility in meeting parking demand, many of which are intended to reduce the amount of parking while controlling for the impacts of spillover. Examples of these are valet parking, bicycle parking, shared parking, and the reduced parking requirements in specific areas.
38.	No parking of motorcycle and bikes on sidewalks should be allowed. <b>6/10</b>	Zoning Ordinances only regulate the use of private property. The more appropriate areas for this type of regulation may be Section 7 of the City of Savannah Code and Chapter 12 of the Chatham Code.
39.	Sec. 9.2. Emphasis should be placed on placing parking behind a building. <b>6/10</b>	Staff concurs with this depending on the context. The Ordinance reflects this in the historic districts, however outside of these areas additional analysis will be needed to determine the practicality of such a standard.
40.	Sec. 9.3.2. Pavement maintenance, overlaying, etc. should be included in this section. <b>6/10</b>	Sec. 9.3.5.c addresses surface materials for parking areas and provides options such as asphalt, concrete, pavers, brick, and other materials as approved by the Governing Body Engineer. Depending on traffic and drainage, the type of surface material required may vary by location.
41.	“Naked” fences are unacceptable; screening plants should be required (photo was provided). <b>6/10</b>	For fence lengths of 150 feet or more, landscaping is required. The photo provided depicted a single family residence on a corner lot with a six-foot wood panel fence in the rear yard. Landscaping would not be required in such instance.
42.	The introduction to Article 9.0 (specifically, Sec. 9.1) is confusing. A suggestion was made regarding potential revisions. <b>6/10</b>	Staff agrees that this paragraph should be revised.

Article 9.0: General Site Standards	
Question/Comment	Response
<b>43.</b> Sec. 9. 11 (Mixed-use and Non-residential Supplemental Standards) What if private landowner wants to express themselves architecturally? <b>6/15</b>	The proposed ordinance would not prevent a developer from architectural expression. The ordinance provides for opportunities for alternative compliance in cases where the surrounding context may be different than the standards or for signature monumental buildings. Staff will research and discuss whether or not there are other situations that warrant the ability to apply for Alternative Compliance. Also, the term "context" requires re-evaluation.
<b>44.</b> Sec. 9.11. Are these standards new to the Ordinance? If so, why have you chosen to incorporate them? <b>6/15</b>	There are no architectural design standards within the zoning ordinances presently with the exception of local historic districts. The purpose of incorporating minimal standards is to improve the quality of buildings in our community with regard to form and materials.
<b>45.</b> Sec. 9.11. If the property is located within a local historic overlay district, would these standards apply? <b>6/15</b>	No.
<b>46.</b> Consider removing Sec. 9.11.7.a. <b>6/15</b>	Staff will determine if there are other situations than those mentioned in Sec. 9.11.7.b. that deserve consideration for Alternative Compliance. The ZBA is tasked with approving variances based on hardship, not creativity. The Alternative Compliance section is intended to allow the Planning Commission to review building elevations that do not follow all the criteria of this section.
<b>47.</b> Sec. 9.11. Objection to the inclusion of architectural standards in the Ordinance. <b>6/15</b>	See question #44 as to why staff has chosen to include architectural standards for development outside of local historic districts.
<b>48.</b> Sec. 9.9 What about American flags incorporated in advertising? <b>6/24</b>	Flags of local, state and federal government are regulated as an accessory use in Sec. 8.7. This section is still being drafted, but we anticipate a limit on the number of flag poles and the number of flags per pole.  Any flag not described above would be considered signage.
<b>49.</b> Sec. 9.9. What about interior signs that are strobes, flashing or overly large? <b>6/24</b>	If the sign is not visible from outside of the building, it is exempt from the sign standards.
<b>50.</b> Sec. 9.9. What are the regulations for signs listing hours of operation, credit cards accepted, etc.? <b>6/24</b>	This type of sign is classified as an "Incidental Sign". They are allowed to be no more than four (4) square feet in area and do not require a permit to install.
<b>51.</b> Sec. 9.9. How are political signs handled? <b>6/24</b>	Political campaign signs are proposed to be permitted without a permit. The proposed standards are as follows:

Article 9.0: General Site Standards		
Question/Comment	Response	
		<p><b>POLITICAL CAMPAIGN SIGN</b> A temporary sign for the purpose of advertising a candidate or regarding an issue on which there will be a public vote.</p> <p><b>STANDARDS:</b> (a) The sign shall be no taller than six (6) feet with a maximum sign area of 16 square feet. (b) The sign shall not be located within a street right-of-way nor located closer than eight (8) feet to the edge of the street pavement unless sidewalks are in place. Where sidewalks are in place, political signs may be located closer than eight (8) feet from the edge of pavement as long as they are on the back side of the sidewalk, away from the street. (c) Such signs shall be removed seven (7) days after said election.</p> <p><b>WHERE PERMITTED:</b> All districts, except any C- district.</p>
52.	Page 9.9-7. Where do you determine if illumination is permitted? 6/24	Sign illumination standards are found in Sections 9.9.6, 9.9.9 and 9.9.10. Staff has discovered that the illumination standards are somewhat incomplete and will revise the draft appropriately.
53.	Sec 9.9. What qualifies as a snipe sign? 6/24	The definition for this sign type is as follows: Snipe/Bandit Sign: A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or other objects, and the advertising matter is not applicable to the premises where located.
54.	Sec. 9.9. Did you consider regulating snipe signs by location? 6/24	Snipe signs, by definition, are those that advertise matter that is not applicable to the premises where located (see full definition above.) Staff will determine if the definition needs to be revised to address those types of signs if they are located on premise.
55.	Sec. 9.9.5 Take out the first "be." 6/24	Typo has been corrected.
56.	Sec. 9.9. How do we deal with signs that hang over a right-of-way? 6/24	The sign types indicate the minimum height for a sign above a walkway or vehicular travel way. Signs that hang over a public right-of-way would have to receive a right-of-way encroachment permit.
57.	Sec. 9.9. Are changeable content signs considered flashing? 6/24	Changeable copy signs have the ability to be flashing. However, we have written standards to prevent them from being animated and have set a minimum amount of time before the copy can change. So in the UZO, this type of sign would not be allowed to be flashing.

Article 9.0: General Site Standards	
Question/Comment	Response
<b>58.</b> Sec. 9.9. Are open house/garage sale signs supposed to be limited to private property? If so, could the tree lawn be included? <b>6/24</b>	Yes. These signs (as are most other signs) are not permitted within the right-of-way. Tree lawns are usually within the public right-of-way and so signs could not be located there.
<b>59.</b> Sec. 9.9. Is there a current ordinance limiting signs on trees, etc. If so, should that be included in the UZO? <b>6/24</b>	Sec. 9.9.7.e addresses signs on public property, including trees, telephone poles, etc. Staff will determine how to address prohibiting signs on trees (and certain other features) on private property.
<b>60.</b> Sec. 9.9. What regulations govern produce stands? <b>6/24</b>	An Agriculture (Produce) Stand sign is defined as: "A sign advertising agriculture products grown or produced on the premises." This type of sign is permitted without a permit, but the sign area may not exceed 12 sq ft. The sign must be removed when sales have ceased (off-season).  Signs for road side produce stands where the products are not produced onsite are considered temporary signs associated with a temporary use.
<b>61.</b> Sec. 9.9. Did you consider banning real estate signs? <b>6/24</b>	Staff did not consider this as we feel that it is a very effective way for people to advertise the sale of property in a temporary manner.
<b>62.</b> Page 9.9-11. Does the sign have to be exactly 7½ sq. ft.? Is there no minimum or maximum? Also, do you measure from the top or bottom of the sign? <b>6/24</b>	The standards for this type of sign are from state law. Staff will research whether the required sign height is to be measured at the top or bottom of the sign.
<b>63.</b> Sec. 9.9. Is there anything limiting the amount of signs without permits? <b>6/24</b>	The draft specifies the maximum size (and height for certain types) of each sign type in Sec. 9.9.9, Signs Allowed without a Permit.
<b>64.</b> Sec. 9.9. If there are multiple fronts can you have additional frontage? <b>6/24</b>	The method of measuring lot frontage is found in Sec. 4.1. The standard is proposed as: "Lot frontage shall be measured as the distance, along a street a right-of-way or vehicular access easement, between property lines which intersect the same street right-of-way or vehicular access easement. Each side of a lot that abuts a street or access easement shall be considered lot frontage. There shall be no frontage along a lane."
<b>65.</b> Sec. 9.9. Are additions to hanging signs regulated (i.e. streamers, flower pots, etc.)? <b>6/24</b>	The regulations for Temporary Signs in association with a Temporary Use would apply. The City does have a policy that includes standards for items that are not signage, such as the flower pots, that hang over the right-of-way.
<b>66.</b> Sec. 9.9-14. Replace hairdresser sign example and Whole Foods sign example. <b>6/24</b>	The existing photos in the sign section were supplied by our consultant in his initial draft of the ordinance. All sign examples in the ordinance will be replaced with local examples that meet the standards for that sign type.

Article 9.0: General Site Standards	
Question/Comment	Response
67. Sec. 9.9. The sandwich board sign area might be too small? <b>6/24</b>	The intent of a sandwich board sign is to display a limited amount of info such as the business name and the special of the day. The menu, hours of operations, etc. may be attached to the wall at the entrance in accordance with the standards for an Incidental Sign.
68. Sec.9.9. Are pole signs prohibited along the interstate? <b>6/24</b>	We have proposed prohibiting pole signs in all locations, including along the interstate. However, staff will determine if an additional Special Sign District needs to be included in the Ordinance in order to address the several pole signs existing in the Gateway area.
69. Sec. 9.9. Can you restrict additional signs added onto pylons at a later date? <b>6/24</b>	Any sign proposed to be added to an existing sign must meet the height and area limits provided for that location and sign type. For example, if a property is permitted to have 50 sq ft of sign area and the existing sign is 35 sq ft, an additional 15 sq ft of signage is potentially permitted.
70. Sec. 9.9. Can you require address locations on signage? <b>6/24</b>	Yes. The requirement is located in Sec. 9.9.5.a. The draft exempts the posting of an address from the maximum sign area except where the name of the business is the address of the building. Staff will determine if this requirement needs to be in a different part of the Sign Ordinance.
71. Sec. 9.9. Pg 20. Did you really mean 4 months? If not, change months to days. <b>6/24</b>	The intent is to set the range of time that a Grand Opening type temporary sign can be placed (within 14 days prior to the opening or within the first four months of business) as well as the maximum amount of time that the sign may be located on site (14 days). Staff has attempted to modify the language to make this clearer.  (d) One additional temporary sign permit for the opening of a business not previously located on the property shall be allowed for a maximum of 14 days, not more than 14 days prior to the opening and <del>no longer than</del> <u>within</u> the first four (4) months of business .
72. Sec. 9.9. What regulations would neighborhood signs fall under? <b>6/24</b>	Signs indicating the name of a neighborhood would be regulated the same as a Subdivision Entry Sign. Staff will revise the wording to clarify.
73. Sec. 9.9. Are there any regulations regarding signage in bad weather (i.e. windstorms)? <b>6/24</b>	There are no standards currently that address the removal of signs prior to a major wind event, such as a hurricane. Sec. 9.9.3.b.i. addresses unsafe signs, but the owner of the sign is given 10 days to make the sign safe or remove it.
74. Sec. 9.9. How are bank signs that display time and temperature dealt with? <b>6/24</b>	Currently, the City and County sign ordinances permit 24 sq ft of electronic sign area for the purpose of displaying time and temperature in certain commercial and industrial zoning districts. The ordinances do not limit how often these signs can change. All other electronic changeable copy signs are permitted to change only once in a 24-hour period.

Article 9.0: General Site Standards	
Question/Comment	Response
<p><b>75.</b> Sec. 9.9. Can you restrict electronic changeable signs and place a moratorium on them? <b>6/24</b></p>	<p>If the question is in regards to electronic changeable copy, moratoriums are not typically placed on these types of signs. They are either permitted or prohibited signs. Prohibiting these types of signs is legal, and some communities have done so. Others allow with standards that are similar to those that have been proposed in the draft Ordinance. As there is no clear answer as to whether to allow or prohibit these signs, the decision will ultimately rest with the elected officials.</p> <p>If the question is in regards to digital billboards, a moratorium while specific studies are completed is legal. Also, a prohibition on such types of signs is legal. However, the fact that the current Ordinance was recently amended to allow digital billboards suggests that the elected officials support the inclusion of these types of signs in the proposed Ordinance.</p>
<p><b>76.</b> Sec. 9.9. Are digital billboards included under these provisions? <b>6/24</b></p>	<p>Digital billboards are regulated in Sec. 9.9.15.</p>
<p><b>77.</b> Sec. 9.9. Manual and electronic changeable copy signs should have separate standards. <b>6/24</b></p>	<p>Staff believes the intent of this comment was that these signs be allowed different frequencies of content change with manual receiving a greater frequency than electronic. Staff will discuss whether a distinction should be made in the ordinance.</p>
<p><b>78.</b> Sec. 9.9. If you only allow changeable signs to change content every 24 hours, they might be less attractive to businesses. <b>6/24</b></p>	<p>Thanks for the comment.</p>
<p><b>79.</b> Sec. 9.9 Any discussion of phasing out non-conforming signs? <b>6/24</b></p>	<p>Those standards are found in Article 11, Nonconformities.</p>
<p><b>80.</b> Sec. 9.9. Standards for billboards along interstates tend to be closer to 600 sq. ft. and 300 sq. ft. within cities. <b>6/24</b></p>	<p>The permitted maximum sign area for billboards varies widely between cities within Georgia and in other states. Staff has estimated several billboards within the city limits and has found many that are in the ballpark of 250 sq ft and between 30-40 feet in height.</p> <p>Other communities that allow less than 300 sq ft on city streets include Raleigh, NC and Charleston, SC...both permit 150 sq ft.</p>
<p><b>81.</b> Sec. 9.9. Does the 2.5 sq. ft. stipulation on digital billboards apply to double signs? <b>6/24</b></p>	<p>This standard applies per sign face. Therefore, the applicant would have to remove 1,250 sq ft of nonconforming billboard area in order to receive approval for a digital billboard with 250 sq ft of signage on each of two sides (500 sf total).</p>

Article 9.0: General Site Standards	
Question/Comment	Response
82. Sec. 9.9. Can digital billboards be used for emergency management purposes? <b>6/24</b>	The potential exists for that use. Currently, the sole owner of digital billboards in our jurisdiction has indicated they are willing to do so.
83. Sec. 9.9. Are state agency signs governed by these regulations? <b>6/24</b>	State agencies are exempt from local ordinances. Some agencies, however, do make an effort to comply with local regulations.
84. Sec. 9.9. Why was Stephenson Ave. included as a special district? <b>6/24</b>	Currently, the predominant zoning along Stephenson Ave from Waters Ave. to Forest Park Dr limits the signage to monument signs with no more than 30 sq ft of sign area. Once staff has completed testing and revising the proposed height and area standards for signs, we will reevaluate whether a special sign district is needed for this area.
85. Sec. 9.9. Any discussion on mobile signage i.e. cars with signage? <b>6/24</b>	Staff investigated restricting the parking of vehicles with signage in the same place for a certain period of time, but found that we were unable to draft language that did not have loopholes that would make the standard basically ineffective.  As an example, if we limited the amount of time the vehicle could remain in one space, the owner would just have to move the car one space over to meet the standards of the Ordinance.
86. Sec. 9.9. We need to limit the number of signs on a property whether "for sale" or what not. <b>6/24</b>	Some sign types do have spacing requirements along a road frontage. Staff will discuss whether a limit on the amount of all other signs should be set.
87. Sec. 9.9. Interior signs that can be seen from the street i.e. strobe lights should not be allowed. They pose a safety issue since they resemble emergency vehicles and are distracting to drivers. They should be controlled or prohibited. <b>6/24</b>	See Question #49.

Article 10.0: Natural, Historic and Cultural Resources	
Question/Comment	Response
1. Who decides if a property is designated culturally or historically significant? <b>4/15</b>	With respect to the zoning ordinance, a process is proposed for designating properties as historic that is consistent with the State Preservation Act. Certain criteria must be met for this designation. Other state and federal agencies may have their own programs for making such designations (e.g., the US Dept. of the Interior's National Register of Historic Places).

Article 10.0: Natural, Historic and Cultural Resources		
	Question/Comment	Response
2.	Sec. 10.2. Are there any exemptions for affordable housing developments? <b>6/15</b>	No exemption from the requirements of this section is proposed for affordable housing developments. The City's Affordable Housing Taskforce Report indicated that cost savings should be derived from smaller lot sizes, reduced infrastructure costs and a more streamlined plan review and permitting process. This section includes an option for open and recreational areas to be accepted by the City or County for ownership and maintenance thereby eliminating the annual maintenance fees. Such areas would then be open to the public and not restricted to property owners within the subdivision.
3.	Sec. 10.2 The 5 acre threshold for applying the standards of this section may be too small. Many homeowners associations with a small number of lots have difficulty in maintaining the common areas. <b>6/15</b>	Staff is open to suggestions on what the minimum acreage should be.
4.	Sec. 10.3 What if land is cleared, but not developed? Are there provisions to prevent this from happening? <b>6/15</b>	There are no tools available to the City or County to force a property owner to follow through and complete approved construction plans if they choose or are forced to abandon a project. The County and City Engineering Departments do have the ability to ensure that all stormwater and/or erosion and sedimentation controls are put into place and maintained where applicable. If construction has begun on a building, the City and County do have the authority to ensure that the site does not pose a threat to public safety, health or welfare.
5.	Sec. 10.3. Any provisions to replace trees if they die with like kind? <b>6/15</b>	This is a good comment. Staff will take this into consideration as writing continues on this Section.
6.	Sec. 10.3. The power company should be required to hire certified employees for tree cutting and a Memorandum of Understanding should exist. <b>6/15</b>	Staff will look into this suggestion to see if it is possible.
7.	Sec. 10.3. Who pays for tree maintenance? <b>6/15</b>	Maintenance of trees within the right-of-way is paid for by County and City taxpayers.
8.	Sec. 10.3. Trees don't "die" overnight, it takes decades. "Dying" should be clearly defined. <b>6/15</b>	Staff will consult with the County Arborist and the City Landscape Architect to determine the proper wording or definition.
9.	Sec. 10.4. Why establish 100 feet buffer and still allow single family homes to be built within the buffer? <b>6/15</b>	The Protected River Corridor Buffer is required by the State. The State has determined that certain uses shall be permitted within the buffer. Staff has proposed making the list of permitted uses more restrictive, yet still permitting single-family residential.

Article 10.0: Natural, Historic and Cultural Resources	
Question/Comment	Response
10. Sec. 10.4. Where is the buffer measured from (i.e. start at the river)? <b>6/15</b>	The buffer is measured from the “uppermost part of the river bank”.
11. Sec. 10.4. Consider removing tidal areas in reference to the buffers in this section. <b>6/15</b>	The language in Sec. 10.4.3.a Measurement of Buffer is based on the State’s planning criteria for river corridor protection. The language differentiating how to measure in tidal and non-tidal areas was requested to be added by the Department of Natural Resources.
12. Sec. 10.6. Did the MPC coordinate with the Army Corps of Engineers? <b>6/15</b>	MPC staff was unaware of any changes in policy or procedure with regard to this Section. The draft basically is the existing language from the City and County Zoning Ordinances reformatted for the UZO. Staff will consult with the Zoning Administrators for the City and County (who enforce these standards) as well as the Army Corps to see if any changes are necessary.
13. Sec. 10.6. Why were wetlands in non-jurisdictional areas not included? <b>6/15</b>	The assessment is made by using maps of wetland inventory areas. These areas include only jurisdictional wetlands as no permit is necessary to disturb non-jurisdictional wetlands. In this part of the state, most wetlands are jurisdictional.
14. Sec. 10.2-6. How do you define non-jurisdictional wetlands? <b>6/15</b>	Non-jurisdictional wetlands are those determined by the State or the Army Corps to be isolated and not contain waters of the State.
15. Sec. 10.2-5. Do golf courses have to meet Audubon Cooperative Sanctuary Program? <b>6/15</b>	They would have to meet those standards in order to receive Open and Recreational Space Points.
16. Sec. 10.7. Would these requirements apply to new construction in a current development? <b>6/15</b>	The proposed Wetland and Marsh Buffer would apply to all lots regardless of when they were created or whether they are vacant or developed. This is similar to how the State’s 25 foot buffer is currently enforced. Currently in the Environmental Overlay district within the County, a 35 riparian buffer exists that is very similar to what is being proposed. For more information on riparian buffers, please see: <a href="http://crd.dnr.state.ga.us/assets/documents/jrgcrddnr/BackyardBuffer_1brochure.pdf">http://crd.dnr.state.ga.us/assets/documents/jrgcrddnr/BackyardBuffer_1brochure.pdf</a>
17. Sec. 10.7. Will this provision overturn the 50 ft. setback established in the environmental overlay? <b>6/15</b>	Yes. Staff is proposing that a consistent 35 foot wetland and marsh buffer be required for all of the unincorporated Chatham County and the City of Savannah.  The current Environmental Overlay district requires a 50 ft setback and a 35 riparian buffer from marsh areas (30% of the riparian buffer may be pruned and selectively cleared to maintain view corridors). Note that a setback applies to structures and buildings while a buffer typically refers to all activities. Mowing, fertilizing and the removal of trees within close proximity to the marsh are harmful to the marsh.

Article 10.0: Natural, Historic and Cultural Resources	
Question/Comment	Response
	Therefore, staff is proposing to require a 35 foot buffer which would limit such activity, not only in the current EO areas, but throughout the two jurisdictions. Although the width is less, the benefit of a 35 buffer is greater than a setback of 50 feet.
18. Sec. 10.7. Did you consider making buffer areas public property instead of private property? <b>6/15</b>	Although this would be an option for the developer of a new subdivision, staff does not feel that it is appropriate to require the buffer area be held in common area since a modified buffer can be applied for.
19. Sec. 10.7. Does this section refer to only new construction? If so, that should be clearly stated. <b>6/15</b>	See question #16.
20. Sec. 10.7. What organization is tasked with approving docks? <b>6/15</b>	The Coastal Resources Division of the State Department of Natural Resources is responsible for approving docks.

Article 11.0: Nonconformities	
Question/Comment	Response
1. Can we use sunset clauses to eliminate undesirable uses? <b>4/15</b>	This seems to be asking whether certain existing conditions should be given a time frame (or an amortization period) for complying with new zoning standards. This is not proposed by staff. Instead, any aspect of a site that is not in compliance with the new ordinance—use, signage, parking, etc.—will become nonconforming and would have to comply with the nonconforming standards of the new ordinance.
2. Could the “grandfathered” status of a nonconforming use be revoked with the adoption of UZO? <b>4/15</b>	“Grandfathered” is another word for nonconforming. It’s possible that some nonconforming aspects of a site will become conforming (reduced setbacks for some lots in Traditional Residential districts are an example). When a grandfathered or nonconforming situation cannot meet the standards of the new ordinance, the grandfathered situation will remain.
3. Can sunset clauses handle nonconformities by giving some grace period to come into conformance with some consequence once that grace period has expired? <b>4/15</b>	No sunset clauses or amortization periods are proposed. Article 11.0, Nonconformities, addresses this issue by type of nonconformity (i.e. uses, signage, parking, etc). For example, once a nonconforming use has been discontinued for at least 12 months or replaced by a conforming use, such nonconforming use would not be allowed to be re-established at that location.
4.	

Article 12.0: Violations, Penalties and Enforcement	
Question/Comment	Response
1.	
2.	
3.	

Article 13.0: Word Usage, Abbreviations and Definitions	
Question/Comment	Response
1. What is the definition of a church? <b>4/15</b>	The proposed definition is as follows: <b>Place of Worship:</b> Any non-profit religious organization facility operated for worship or promotion of religious activities, including churches and other places of worship and classrooms for religious instruction; and accessory uses on the same site, including living quarters for clergy and child care facilities operated during services/events sponsored by the organization. Other establishments maintained by religious organizations, including full-time educational institutions, day cares, hospitals and other potentially related operations (e.g., a recreational camp) are classified separately according to their respective activities.
2. Is there another word instead of blight that can be used? <b>4/15</b>	This word is used once in Article 1.0 (Sec 1.1.4.r). This term is common within the context of community planning and development and refers to a situation where a deterioration of conditions exists.
3. Mobile homes and manufactured homes – aren't these the same thing with different names? <b>4/20</b>	Mobile homes were manufactured prior to June, 1976 and were built to a different, lesser standard of quality. Manufactured Homes are structures built after that date and are built to more stringent standards.
4. Definition Section: Material Change in Appearance – the language is incomplete. <b>4/20</b>	Staff will correct this.
5.	

Drafting Process / Mapping Process / Miscellaneous		
	Question/Comment	Response
1.	Would it be possible to have jurisdiction maps for the City of Savannah and unincorporated Chatham County posted on the UZO website? <b>4/8</b>	Staff assumes that this is a reference to the municipality boundaries within Chatham County. Staff will look into this possibility.
2.	Will there be neighborhood meetings and what will that process be like? <b>4/8</b>	Once the draft is released to the public, MPC staff will schedule neighborhood meetings throughout the city and county. Staff is happy to meet with any neighborhood group. Staff will also be available to discuss the ordinance with individuals over the phone or in-person at the MPC.
3.	Why doesn't the Arterial Corridor Transitional Overlay appear on the UZO table of contents? <b>4/8</b>	This overlay is a Future Development Map (FDM) category and not a zoning district. The FDM appears in the Comprehensive Plan, which is a formal policy document that was jointly adopted by the County Commission and the Mayor and Alderman. The Plan is being used as guidance to develop the UZO. Zoning districts appear on a zoning map.
4.	Please comment on the MPC's recent decision to limit the mandatory notification of UZO changes to publication in the newspaper, and when that decision will be going before the County Commission and City Council. <b>4/8</b>	<p>- A change has been proposed to the existing notification procedure <u>for a governing body-initiated rezoning</u>. The existing process is identified in the zoning ordinances for Chatham County and Savannah. To revise the existing requirement, a text amendment is necessary.</p> <p>-The Planning Commission provides a recommendation to the governing bodies regarding text amendments. It has no authority to make any "decision" on an amendment.</p> <p>-The State Zoning Procedures Law requires a local government to publish notification of any rezoning it initiates. Sign posting, mailed notification and any other form of notification is not required.</p> <p>-Chatham County and Savannah have a more extensive notification requirement than the state minimum requirement.</p> <p>-The existing notice requirement is that for any property proposed to be rezoned, including those initiated by a local government, a notice of the rezoning is required to be sent to all properties within a 200 foot radius. As there are more than 93,000 parcels that have the potential to be rezoned, about 2.4 million notices would have to be sent. The cost of such notice is prohibitive.</p> <p>-The Planning Commission recommended a text amendment to not require the mailed notification for all properties within a 200 foot radius of each property proposed to be rezoned when such area is more than 3 acres. Published notification would still be required. The Planning Commission also adopted a formal policy to supplement notification.</p>

Drafting Process / Mapping Process / Miscellaneous	
Question/Comment	Response
	<p>-The supplemental policy includes: a mailed notice to all property owners; a website or webpage; public meetings, including neighborhood associations, civic and business groups, and other known stakeholder organizations; the use of media including, press releases, government channel programming and public service announcements, advertisement and the use of social media, such as Facebook.</p> <p>-A public hearing date has not been set for this text amendment to be heard by City Council or County Commission as of April 20.</p>
5.	<p>Will the UZO affect private covenants? <b>4/8</b></p> <p>Private covenants exist independently of the Zoning Ordinance and may create standards that are more restrictive than the zoning ordinance; however they cannot be less restrictive. Enforcement of private covenants is a civil issue that does not include the city or county.</p>
6.	<p>Will there be a strikethrough copy of the existing zoning ordinances? <b>4/15</b></p> <p>In short, a strikethrough copy will not be possible to provide. The UZO will have a different layout, "chapter" setup and terminology from the existing ordinance. In many instances, the UZO will connect related, yet disjointed standards in the existing ordinances. In addition, the County and City currently have separate zoning ordinances. If it were even possible to create a strikethrough copy, it would have to be done twice with both documents having to be kept up to date throughout the remainder of this process. Staff can discuss any particular differences between the existing and proposed ordinances.</p>
7.	<p>Will the neighborhood meetings present the specific effects of the UZO on that neighborhood? <b>4/15</b></p> <p>Once the draft of the UZO is released to the public, MPC staff will schedule community and neighborhood meetings to discuss questions and concerns regarding both the proposed ordinance and the proposed zoning maps. The meeting schedule will be posted on the MPC and UZO web pages as well as provided to the local media. Community "listening sessions" are proposed prior to that time. Please contact Jack Butler, MPC planner, for more information (651-1478).</p>
8.	<p>Ask people at the beginning of the meeting to silence their cell phones. <b>4/15</b></p> <p>Thank you for this comment. We will make this announcement at the beginning of each meeting.</p>
9.	<p>1.0-3 TYPO (that)<b>4/15</b></p> <p>Typo will be corrected.</p>

Drafting Process / Mapping Process / Miscellaneous	
Question/Comment	Response
10. How can areas like the eastside mirror downtown development patterns? <b>4/15</b>	The east and west sides of downtown are identified as Downtown Expansion Areas of the Future Development Map in the adopted Comprehensive Plan. Staff is working with a consultant to create zoning standards that will encourage the continuation of the development patterns (including street network) and uses.
11. Does the Comprehensive Plan encourage accessory structures and mixed use? <b>4/15</b>	Yes. The Community Agenda Report of the Comprehensive Plan addresses this question in several strategic plan elements, including Land Use, Housing and Economic Development. The Comprehensive Plan is helping to guide the creation of the new zoning ordinance, which can element implement some of the goals of each element. Please see Appendix A of the Zoning Assessment Report.
12. Will areas that are currently mixed with single-family and duplexes be converted to an RSF or a two family classification? <b>4/15</b>	Those situations have been reviewed on a case-by-case basis. The primary determining factor is the percent of each use within the area. In some cases "clusters" of two-family dwellings have been zoned RTF with the single-family areas receiving one of the RSF districts. In cases with a significant amount of two-family dwellings scattered among single-family dwellings, the entire area has received the RTF district.
13. What policies stated in the Comprehensive Plan Community Agenda are not being carried forward into the Unified Zoning Ordinance? One example given at the Advisory Committee meeting on April 15 was that having more accessory uses and mixed uses in certain neighborhoods would not be in the UZO. <b>4/20</b>	Staff has identified the policies that it believes have a relationship to the zoning and that can be implemented wholly or partially by the UZO. See Appendix A of the Zoning Assessment Report. With regard to the comment, there may have been a misstatement or misunderstanding as accessory uses (accessory residential?) and mixed uses are proposed in the UZO; however, they will not be in every zoning district.
14. If the information concerning our lot on GIS is inaccurate, who do we contact to have it corrected? <b>4/20</b>	The contact varies by the type of information that is in error. Incorrect property information should be referred to the Chatham County Board of Assessor's office.
15. When a private property line is determined, is this different from every deed? <b>4/20</b>	This is a reference to the front property line/right-of-way line. The width of the right-of-way of a street varies primarily be street type. Also, the distance between the pavement or sidewalk and the property line varies based on site conditions, road way and infrastructure among other items.
16. If people use public right-of-way for inappropriate uses ...what do we do about it? <b>4/20</b>	The right-of-way can be used in some cases provided that an encroachment permit has been obtained from the city or county. If you need to confirm whether certain activity has been approved, contact City Development Services (651-6510) or County Building Safety and Regulatory Services (201-4300) depending on the jurisdiction of the property.

Drafting Process / Mapping Process / Miscellaneous	
Question/Comment	Response
17. If the right-of-way is growing up with weeds, do you have the right to take care of it? <b>4/20</b>	Yes. Weeds and grass can be mowed by the adjacent property owner. It is typical for cities and counties to have property owners and residents maintain the right-of-way adjacent to their properties. Trees should not be pruned or cut down without first contacting either the City's Park and Tree Department or the County Engineering Department (County Arborist).
18. Please ask that people don't have sidebar conversations so we can all hear. <b>4/20</b>	Staff will ask that everyone be courteous of those around them and try to limit such conversations.
19. An Advisory Committee is concerned about his property, uses (multiple residences and daycare center) <b>4/20</b>	Staff will speak to the member individually regarding his concerns
20. We should have state, federal and local ordinances checked to avoid conflict. <b>4/20</b>	Staff has researched such ordinances to ensure that proposed ordinances do not conflict. In general, local ordinances are permitted to be more restrictive than state and federal laws and codes. The County and City Attorneys will thoroughly review the document once the draft is complete.
21. We should require a permit for paving to limit the percentage of a residential lot that gets paved. <b>4/20</b>	Zoning regulates the amount of building coverage (the area under of roof) but does not regulate impervious surface not under a roof.
22. Can we add in a tree preservation element? <b>4/20</b>	As the County and City have their own tree ordinances, such an element would be more appropriate in those ordinances. Preservation is encouraged by the increased number of tree quality points that certain trees (identified in the tree ordinances) receive as opposed to planting new and smaller trees. There are some UZO sections what would encourage tree retention, such as Sec. 8.10, Cluster Development.
23. Where does new development fall into this [tree quality point requirements]? <b>4/20</b>	All major subdivisions (more than three lots) must comply with tree quality point requirements.
24. What if a person owns an acre lot and can't build? <b>4/20</b>	Only newly subdivided lots are limited by the lot-size standards of the zoning district. All existing lots are buildable even if they do not meet the minimum lot standards of the existing or proposed zoning district. Other development requirements that are not zoning-related (how water and sewer is provided, road access, etc.) also factor into the buildable area.
26. Why prohibit small shops and bakeries in RMF districts (higher density development)? <b>4/20</b>	Like the RSF districts, the RMF districts are intended to be somewhat of a single-use district (residential) with limited non-residential uses (places of worship and schools).

Drafting Process / Mapping Process / Miscellaneous		
	Question/Comment	Response
		Allowing commercial uses into established RSF and RMF areas would be a significant change that could disrupt long-established residential neighborhoods that were not designed to support commercial traffic and uses. There are many mixed-use districts (e.g., TC, TN and D) that allow for this and that will continue the mixed-use nature of those areas. It is proposed that upper story residential be allowed in the various Business and Office Districts. The RMF districts often act as a transition from less dense, single-family areas to areas with higher density and more nonresidential uses.
27.	Can we have a provision for family compounds (informal multi-residential clusters on larger parcels)? <b>4/20</b>	Staff will look at the possibility of allowing for family compounds. This is not uncommon for rural areas where several members of a family live in individual residential units (typically, manufactured homes) on one parcel rather than multiple parcels.
28.	Will there be accessory living units permitted in the Traditional districts? <b>4/20</b>	Staff continues to work on the accessory residential use as of 4/22 and is unable to answer this question at this time.
29.	The Table of Contents says Section 13.3 deals with defined terms for Wireless Communications Facilities, but the documents handed out on 4/29 say that section 13.4 deals with defined terms for Wireless Telecommunications Facilities. Documents say 13.3 is "defined terms" but the Table of Contents says that 13.2 deals with "Defined terms; General." <b>4/29</b>	The Table of Contents is correct. The individual definitions sections will be updated to show Sec. 13.2 as Defined Terms, General and Sec. 13.3 as Defined Terms, Wireless Telecommunications Facilities.
30.	We should define Light Manufacturing better. <b>4/29</b>	It's not clear what specifically requires improvement. Are there any suggestions?
31.	Shouldn't we be controlling where the electric company runs their poles? <b>5/6</b>	Zoning does not and cannot regulate the location of power lines.
32.	Shouldn't we be <u>making</u> groundbreaking new zoning instead of doing what other municipalities are doing? <b>5/6</b>	<p>More clarification is needed to best answer this question. It's not clear what "groundbreaking" implies. What would you like to see in the UZO that would address this concern?</p> <p>Also, the UZO is not simply "doing what other communities are doing." Zoning districts, for example, are being tailored to address the existing and desired development for Savannah and the unincorporated county. While there may be similarities to our zoning ordinance and other communities, differences in character and desires, are being acknowledged.</p>

Drafting Process / Mapping Process / Miscellaneous		
	Question/Comment	Response
		Also, some aspects of zoning have common threads (sometimes because of state law requirements) with other communities.
<b>33.</b>	If we are making wireless telecommunications facilities conceal their poles, why are we allowing billboards along roadways?!?! <b>5/5</b>	Not all wireless facilities have to be concealed. Billboards will be addressed in Sec. 9.9, Signs.
<b>34.</b>	The Truman Parkway has a buffer that includes a sound wall. Why doesn't I-516 in Cloverdale have a sound wall? <b>5/6</b>	I-516 was constructed prior to the NEPA (National Environmental Policy Act) which requires Environmental Impact Statements (studies) to determine the impact of federally funded projects on surrounding properties and the measures needed to mitigate such impacts.
<b>35.</b>	I've been told that the Future Development Map that appears in the Community Agenda Report of the Comprehensive Plan is not the most up-to-date version of the map. Where can I view or obtain a copy of the most recent map? <b>5/6</b>	Since the adoption of the map in November, 2006, some land use designations have been changed by the County Commission or City Council. Staff will need to verify that the changes appear on the map. Once completed, staff will work with SAGIS to place the map on the MPC's website. The person requesting the map will be notified.
<b>36.</b>	Throughout the document, the "Future Land Use Map" should be changed to "Future Development Map". Sections 5.5.2, 5.6.2, 5.7.2, 5.8.2, 5.9.2, 5.10.2, 5.11.2, 5.12.2, 5.13.2, 5.14.2, 5.15.2, 5.16.2, 5.17.2, 6.1.2. In section 3.3.2, the map is referred to as "Comprehensive Plan Map" in table 3.3-1. <b>5/20</b>	Staff will make the necessary corrections for consistency throughout the ordinance.
<b>37.</b>		
<b>38.</b>		