

Unified Zoning Ordinance Update

Unified Zoning Ordinance

DRAFT



Tricentennial Plan
1733 -2033

Chatham County - Savannah
Metropolitan Planning Commission



BASE ZONING DISTRICTS
COMPONENT 3
PLANNING SESSION
OCTOBER 14, 2008



Component 3: Base Zoning Districts



Today's Presentation:

- Example of Proposed Format
- Overview of Base Districts & Intent statements
(handout provided)
- Today's discussion does not include overlay or special districts

Base Zoning Categories & Number of Districts



- Conservation (2)
- Agricultural (1)
- Residential Single-family (6)
- Traditional Residential (1 but more likely)
- Residential Multi-family (5)
- Residential Manufactured Home (1)
- Traditional Neighborhood (2)
- Traditional Commercial (3)
- Downtown (4)
- Office and Institutional (2)
- Business (5)
- Industrial (3)

TOTAL BASE DISTRICTS = 35

Sec. 5.16 Industrial Districts

5.16.1 District Descriptions

The Industrial ("I") districts are established to allow industrial and industrial-like uses with limited non-industrial uses, including live-work units in some districts. The intensity of uses allowed is indicated by the suffix following the district name, with the Industrial Transitional district being the most limited and the Heavy Industrial district the most intense. The I districts are listed below.

a. Light Industrial Transition (IL-T)

The I-L-T district is established to accommodate limited heavy commercial, light manufacturing and assembly, research and development, and small-scale warehousing and processing uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. This district is intended to serve as a buffer between more intensive industrial districts and less intensive business or residential districts. Development must be operated in a clean and quiet manner, with all activities occurring indoors, and should not be obnoxious to nearby non-industrial uses.

b. Light Industrial (IL)

The I-L district is established to provide for a wide range of research and development, light manufacturing and assembly, warehousing, and wholesaling activities as well as some support services. These uses are subject to standards intended to ensure such development is compatible with adjacent and nearby non-industrial areas. Development must be operated in a clean and quiet manner, with most activities occurring indoors, and should not be obnoxious to nearby non-industrial uses.

c. Heavy Industrial (IH)

The I-H district is established to provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals, and waste-related facilities that have a greater impact on the surrounding area than industries found in the I-L-T and I-L districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby non-industrial development.

5.16.2 Comprehensive Plan Future Land Use Map Consistency

Industrial districts are allowed only in the Future Land Use Map Categories below.

- a. **Industry-Light:** Light Industrial-Transition, Light Industrial
- b. **Industry-Heavy:** Light Industrial-Transition, Light Industrial, Heavy Industrial
- c. **Planned Development:** Light Industrial-Transition, Light Industrial, Heavy Industrial

Zoning Category

Zoning districts within
the Industrial category
& intent statements
for each

District compatibility
with the Comp Plan
Future Land Use Map

5.16.3 Permitted Uses

Permitted uses within the Industrial districts are located in the Use Table in Sec. 5.3.

5.16.4 Accessory Structures and Uses

Accessory structures and uses shall be permitted only when clearly incidental and subordinate to a principal use permitted in accordance with Sec. 8.2. All accessory structures and uses shall meet the standards as set forth in Sec. 8.2.

I Districts		Standards
Key: ✓ = Permitted L = Limited * = Subject to Special Use Review		
Accessory use customarily associated with a principal use	✓	
Carport	L	8.2.7
Caretaker's Quarter	L	8.2.8
Community center (private)	L	8.2.9
Home occupation	L	8.2.12
Recreational facility	L	8.2.17
Residential leasing office		
Satellite dish	L	8.2.18

5.16.5 District Development Standards

Development in any Industrial district shall meet to the development standards as set forth below.

I Districts	IL-T	IL	IH
Lot Dimensions (minimum)			
Lot area (square feet)	n/a	n/a	n/a
Lot width (feet)	n/a	n/a	n/a
Building			
Building Coverage (maximum)	75%	75%	75%
Height (maximum feet)	50	n/a	n/a
Ground floor area (maximum square feet)	n/a	n/a	n/a
Building Setback (minimum feet)			
Front	25	25	25
Side (street) [1]	25	30	40
Side yard	15	20	25
Rear yard	15	20	25
Abutting lane	5	5	5
Building separation (internal)	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. X	See Sec. X	See Sec. X
Parking Area Setback (minimum feet)			
From rights-of-way, not including lanes	15	15	15
Abutting lane	5	5	5

[1] Not required when abutting a railroad.

Cross-reference to use table (uses for each district located in table)

Accessory structures & uses permitted

Development standards for each district

5.16.6 General Development Standards

Development in any Industrial district shall be required to meet the applicable general development standards as set forth in Article 9.0.

Standard	Section
Access and Circulation	Sec. 9.2
Off-street Parking and Loading	Sec. 9.3
Streetscapes	Sec. 9.4
Landscaping, Screening and Buffers	Sec. 9.5
Service Areas	Sec. 9.6
Outdoor Storage and Display	Sec. 9.7
Outdoor Site Lighting	Sec. 9.8
Drive-Thrus	Sec. 9.9
Signs	Sec. 9.10

Cross-reference to general development standards

5.16.7 Natural Resource Standards

Development in any Industrial district shall be required to meet the applicable natural resource standards as set forth in Article 10.0.

Standard	Section
Open Space	Sec.10.2
Protected Roadways	Sec.10.3
Wetlands Protection	Sec. 10.4

Cross-reference to natural resource-related standards

5.16.8 Additional Requirements Applicable to Industrial Districts

[Note: may be or may not be needed.]

Standards to specific to all Industrial districts, if any

Zoning District Intent Statements



- Handout provides proposed intent statements
- Intent statements identify what the purpose of a zoning district is—to protect or create a certain character, for example
- District uses and development standards should reflect the intent

Comparison of Intent Statements



- **Existing BC-1 (Central Business):** “The purpose of this district is to protect and enhance the central business district of the city which serves the Savannah metropolitan area.”
- **Proposed D-CBD (Downtown Central Business District):**

“The D-CBD district is established to **reinforce** downtown Savannah’s position as the **commercial hub** of the metropolitan region. The district is intended to ensure **harmonious development, redevelopment and rehabilitation** of uses in the **historic core** by **integrating an appropriate mix** of retail, office, entertainment, civic and residential uses.”

Comparison of Intent Statements



- **Existing I-H (Heavy Industrial):** “The purpose of this district shall be to create and protect areas in which industries, which are not permitted in other districts, can be permitted.”
- **Proposed I-H (Heavy Industrial):**

“The I-H district is established to provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals, and waste-related facilities that have a greater impact on the surrounding area than industries found in the I-L-T and I-L districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby non-industrial development.”



Conservation

2 districts

"C" district to protect historic, cultural and environmental resources

To be used on property where no development or very limited development is appropriate

"C-M" addresses use of back barrier islands

Features limited uses and restrictive development standards to protect land adjacent to marsh

Introduction

The Conservation ("C") districts are established to preserve and protect land in its natural state. Permitted uses are limited to conservation and, with certain limitations, recreation and other uses that are not contrary to the natural character of the district. The C districts are listed below.

Conservation (C) District

The Conservation ("C") district is established to preserve and protect native habitats, wilderness areas, watersheds, groundwater recharge areas, open spaces, park lands (unless otherwise zoned), cultural and historic resources, and scenic areas. Permitted uses are limited to conservation and, with certain limitations, recreation and other uses that are not contrary to the natural character of the district.

Conservation-Marsh (C-M) District

The Conservation-Marsh ("C-M") district is established to preserve and protect marsh areas and back barrier islands (hammocks). Permitted uses are limited to conservation and, with certain limitations, other uses that are not contrary to the environmentally sensitive character of the district.



Agriculture (A-1)

Our community has
limited agricultural
uses

District will
mostly serve as a
“holding” district
(i.e., land will likely be
rezoned for other
development in the
future)

Agriculture-1 (A-1)

The A-1 district is established to allow agricultural areas to be developed in a manner consistent with the retention of agriculture and forestry and the preservation of rural character.



Residential Single-Family (RSF-lot size)

Suburban-oriented

Detached houses
only

Varying lot sizes
that are equivalent
to existing districts:

RSF-6, RSF-10,
RSF-20

3 districts allow
new lot sizes:

RSF-5, RSF-E,
RSF-8

Introduction

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

Residential Single-family Estate (RSF-E)

The RSF-E district is established in order to permit large lot single family residential development of at least one acre. A limited number of nonresidential uses are allowed that are compatible with the low-density estate character of the district.



Traditional Residential (TR-1)

Urban-oriented, predominantly residential neighborhoods

Variety of housing types

Neighborhoods similar in character can share the district

Additional TR districts likely

Introduction

The Traditional Residential (“TR”) districts are intended to accommodate residential neighborhoods that were developed prior to 1950, and that tend to have smaller lot sizes and a variety of housing types than those in the Residential Single Family (RSF) districts. The Traditional Residential districts are also intended to encourage residential infill. While the districts primarily accommodate residential uses, limited nonresidential uses that are compatible with residential areas may also be allowed.





Residential Manufactured Home (RMH)

County and City
have a stand-alone
“Manufactured
Mobile Home Parks”
ordinance that will be
integrated into this
district (applicable
standards)

Residential Manufactured Home (RMH) District

The Residential Manufactured Home (“RMH”) district is established in order to permit the location and installation of manufactured homes (including mobile homes) in manufactured home parks. A limited number of nonresidential uses are allowed that are harmonious with manufactured home parks.



Traditional Neighborhood (TN-1, TN-2)

TN-1 District:

Specific to the
Victorian District

Victorian District
now has 6 zoning
districts specific to
the neighborhood

The TN-1 and TC
districts will replace
these districts

Introduction

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

Traditional Neighborhood-1

The TN-1 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1920 during the streetcar era. While the district provides for primarily residential uses, it also includes limited non-residential uses that are considered compatible with the residential character of the neighborhood. The TN-1 district is intended for use only within the Victorian Historic Overlay District.



Traditional Neighborhood (TN-2)

Mixed-use district for
Thomas Square
Streetcar Historic
District

Predominantly
residential; limited
commercial and
nonresidential uses
allowed on corner lots

Commercial corridors
will be a TC
designation

Traditional Neighborhood-2

The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Thomas Square Streetcar Historic Overlay District.



Traditional Commercial

For older, urban mixed-use areas adjacent to and south of downtown

Three districts help to discern character differences and vary the intensity of uses

TC-1: "Main Street" commercial pattern

TC-2: Busier commercial corridors

TC-3: "Large-scale" uses

Introduction

The Traditional Commercial ("TC") districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a "Main Street" character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The intensity of uses allowed is indicated by the number following the district name, with the TC-1 being the most limited district and TC-3 the most intense. The TC districts are listed below.

Traditional Commercial-1 (TC-1)

The TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.



Traditional Commercial

For older, urban mixed-use areas adjacent to and south of downtown

Three districts help to discern character differences and vary the intensity of uses

TC-1: "Main Street" commercial pattern

TC-2: Busier Commercial corridors

TC-3: "Large-scale" uses

Traditional Commercial-2 (TC-2)

The TC-2 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for the creation of commercial corridors along higher classifications of streets that traverse historic neighborhoods.

Traditional Commercial-3 (TC-3)

The TC-3 district is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. This district is intended to facilitate the integration of large scale developments in a traditional neighborhood setting.



Downtown

4 districts address the varying character of downtown:

Residential

Commercial

Central Bus. District

Waterfront

District for downtown expansion areas under review—Planned District for large master planned projects

Introduction

The Downtown (“D”) districts are established to maintain and enhance the historic development patterns and mixed use character of Downtown Savannah and to encourage compatible infill development. Each D district promotes a predominant land use activity (residential, entertainment, or commercial) while still allowing for other uses to locate in the district. Development standards within the D districts are intended to continue historic patterns originating from the Oglethorpe Plan, including pedestrian-orientation, lane access, lot coverage, height, and setbacks. The D districts are intended for use within the Downtown Savannah Historic District, where design and development requirements of the Landmark Historic Overlay District will also apply. The D districts are listed below.



Downtown

4 districts address the varying character of downtown:

Residential

Commercial

Central Bus. District

Waterfront

Downtown Residential (D-R)

The D-R district is established to accommodate residential and limited non-residential uses in a downtown setting. This district recognizes the predominance of residential uses within certain areas of downtown and also acknowledges the historic inclusion of nonresidential uses. By continuing this land use pattern in the present day, the D-R district ensures that residential and non-residential uses can continue to co-exist harmoniously within the Downtown.

Downtown Commercial (D-C)

The D-C district is established to accommodate commercial, residential and mixed use development in areas of the downtown that have a business focus, but are outside of the Central Business District and Waterfront areas. Uses in this district are generally less intensive than those found in the D-CBD and D-W districts, but more intensive than those found in the D-R district.



Downtown

4 districts address the varying character of downtown:

Residential

Commercial

Central Bus. District

Waterfront

Downtown Waterfront (D-W)

The D-W district is established to promote entertainment-oriented commercial development along River Street and Factors Walk. The D-W district emphasizes entertainment, lodging, and retail uses while also allowing an array of other compatible uses, including offices, upper story residential, and marine-oriented businesses.

Downtown Central Business District (D-CBD)

The D-CBD district is established to reinforce downtown Savannah's position as the commercial hub of the metropolitan region. The district is intended to ensure harmonious development, redevelopment and rehabilitation of uses in the historic downtown core by integrating an appropriate mix of retail, office, entertainment, civic, and residential uses.



Office and Institutional Districts

Existing ordinances lack a true office-oriented zoning district (too many retail-oriented uses permitted in existing I-P district)

OI-T intended for residential conversions in areas where circumstances have diminished residential viability

Introduction

The Office and Institutional (“OI”) districts are established to provide areas for offices and other low intensity commercial uses. Multi-family residential may be allowed in some districts. The OI districts are listed below.

Office and Institutional District (OI)

The Office and Institutional (“OI”) district is established to allow office uses as well as a limited range of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to business districts and may be used as a buffer between commercial areas and residential neighborhoods.

Office and Institutional-Transition District (OI-T)

The Office and Institutional-Transition (“OI-T”) district is established to facilitate the orderly transition of properties originally developed for residential use to limited non-residential uses. These properties are located in areas where increased automobile traffic, road widening, or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.



Business Districts

5 districts
(reduced from 20+)

Zoning Strategy for
Commercial areas:

“D” districts for
Downtown

“TC” districts for
other historic
neighborhoods

“B” districts for
everywhere else

Introduction

The Business (“B”) districts are established to allow nonresidential uses and limited residential uses. The intensity of uses allowed is indicated by the suffix following the district name, with the B-T being the most limited district and B-R the most intense. The B districts are listed below.

Transitional Business (B-T)

The B-T district is established to accommodate a variety of residential uses and a limited range of small-scale, neighborhood-oriented commercial and nonresidential uses together within the same district. The purpose of this arrangement is to provide for a transitional area between Residential and Business districts, as well as to provide for the opportunity for neighborhood-serving businesses to locate in close proximity to residential uses. The B-T district is intended to be used in conjunction with nearby or adjacent RSF, RMF, or RMH districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses.



Business Districts

5 districts
(reduced from 20+)

Zoning Strategy for
Commercial areas:

"D" districts for
Downtown

"TC" districts for
other historic
neighborhoods

"B" districts for
everywhere else

Neighborhood Business District (B-N)

The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper story residential uses. Their proper development and use is facilitated through sufficient development standards to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located on higher classification of streets within convenient traveling distance from neighborhoods which they will serve.

Community Business District (B-C)

The B-C district is established to accommodate a range of commercial uses of varying scales. Their proper development and use is facilitated through sufficient development standards to reduce or prevent impacts on adjacent or nearby residential districts. Uses in this district are intended to be located on higher classification of streets to serve a community-wide market area.



Business Districts

5 districts
(reduced from 20+)

Zoning Strategy for
Commercial areas:

“D” districts for
Downtown

“TC” districts for
other historic
neighborhoods

“B” districts for
everywhere else

Regional Business District (B-R)

The B-R District is established to accommodate a range of indoor and outdoor commercial uses of varying scale, including the largest and most intensive uses. Uses in this district are intended to serve the regional market area and should be located on arterial streets and at major intersections that are capable of handling large volumes of traffic.

Maritime Business District (B-M)

The B-M district is established to provide for commercial marine facilities and limited commercial and residential uses in waterfront locations. However, because areas that are suitable for marinas vary widely in terms of character, environmental constraints, accessibility, and surrounding uses, the storage and launching of boats is the only use that is allowed by right in this district. All other uses often associated with marine activities, including repair services, dry dock facilities, refueling, retail and restaurants are considered to be separate uses and are only allowed with approval of a special use permit.



Industrial Districts

3 districts
(reduced from 12)

IL-T is a new district; provides transition from commercial districts to industrial districts

Introduction

The Industrial (“I”) districts are established to allow industrial and industrial-like uses with limited non-industrial uses, including live-work units in some districts. The intensity of uses allowed is indicated by the suffix following the district name, with the Industrial Transition district being the most limited and the Heavy Industrial district the most intense. The I districts are listed below.

Light Industrial-Transition District (IL-T)

The IL-T district is established to accommodate limited heavy commercial, light manufacturing and assembly, research and development, and small-scale warehousing and processing uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. This district is intended to serve as a buffer between more intensive industrial districts and less intensive business or residential districts. Development must be operated in a clean and quiet manner, with all activities occurring indoors, and should not be obnoxious to nearby non-industrial uses.



Industrial Districts

I-L and I-H districts already exist

Intent statements better distinguish differences between "light" and "heavy"

Most activities in an "I-L" district occur indoors, while most in the "I-H" district are outdoors and/or have nuisance potential (odor, noise, etc.)

Light Industrial District (I-L)

The IL district is established to provide for a wide range of research and development, light manufacturing and assembly, warehousing, and wholesaling activities as well as some support services. These uses are subject to standards intended to ensure such development is compatible with adjacent and nearby non-industrial areas. Development must be operated in a clean and quiet manner, with most activities occurring indoors, and should not be obnoxious to nearby non-industrial uses.

Heavy Industrial District (I-H)

The IH district is established to provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals, and waste-related facilities that have a greater impact on the surrounding area than industries found in the IL-T and IL districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby non-industrial development.

Questions? Comments?

