

Unified Zoning Ordinance



CHATHAM COUNTY-SAVANNAH

UZO

UNIFIED ZONING ORDINANCE

TECHNICAL COMMITTEE MEETING
JANUARY 20, 2010



Update of Work Status



- Elected Official Meetings
- Master Plans
- Timeline
- Overview of Ordinance Work Underway
 - Commercial Design Standards
 - Revising Access Management section
 - Protected Roadways
 - Zoning maps (1 remaining)

Today's Reviews



- Downtown, Traditional Commercial and Traditional Neighborhood Zoning Districts
- Zoning Map: Landmark District / Victorian District / Boundary Street (#24)
- Measurements and Exceptions (Article 4.0)



Downtown

5 districts address the varying character of downtown:

Residential

Commercial

Central Bus. District

Waterfront

Expansion

Introduction

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



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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.



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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.

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.



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Downtown Expansion (D-X)

The D-X district is intended to promote the expansion of the Central Business District by accommodating larger buildings and additional uses. These areas are intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods.



Traditional Commercial

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

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

TC-1: “Main Street” commercial pattern

TC-2: Busier commercial corridors

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-2 the most intense. The TC districts are listed below.



Traditional Commercial

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

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

TC-1: “Main Street” commercial pattern

TC-2: Busier commercial corridors

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-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 Neighborhood (TN-1, TN-2, TN-3)

TN-1 District:

Specific to the
Victorian District

Victorian District now
has 6 zoning districts
specific to the
neighborhood

The TN-1, TC-1 & TC-2
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
the Streetcar Historic
District

Predominantly
residential; limited
commercial and
nonresidential uses
allowed on corner lots;
office uses on first floor
on mid-blocks 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 Streetcar Historic Overlay District.



Traditional Neighborhood (TN-3)

Limited mixed-use
district for urban
neighborhoods

Limited
neighborhood-serving
and mixed uses allowed
on corner lots

For UZO, district to be
applied to existing
corner store locations

Traditional Neighborhood-3

The TN-3 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1940 during the streetcar and early automobile eras. The district is intended to allow limited neighborhood-serving uses and mixed uses located in predominantly residential areas. The TN-3 district is intended for use only within the following neighborhoods: Cuyler-Brownville, West Savannah, Midtown, and Benjamin Van Clark Park.

Zoning Map Areas to be Reviewed Today



County Areas

- Completed

City Areas

- Landmark District / Victorian District / Boundary Street (#24)



Article 4.0 Measurements and Exceptions

Provides explanation of how certain things are measured (e.g., height) to ensure consistent approach

Exceptions to the rules (e.g., structures without height limitations, such as steeples)

Graphics to illustrate some standards

Density

To change from net to gross number of dwelling units per acre

Lot Measurements

Includes lot area and lot width

Building Measurements

Includes coverage, setbacks, setback averaging, footprint, façade

Frontage Measurements

Includes building, lot and block

Height Measurements

Includes buildings, other structure retaining walls, floor height, and exemptions

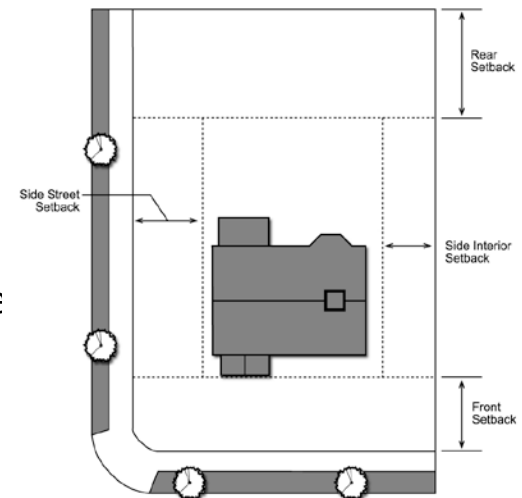


Illustration of Yard Setbacks



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Measuring Certain Distances

Includes how measurement is made, certain distances (remote parking, shared parking, vehicle travel areas, to transit stop)

Visibility Triangle

Identifies this as a requirement. Refers reader to engineering manual as the visibility triangle were vary depending on circumstances.

Sign Measurements

Refers the reader to the sign section.

Exemptions

Identified features that may project, to some degree, within a setback (e.g., roof eaves, chimneys). Will likely make some existing nonconforming features conforming.