

STVR OPERATIONS AT SAVANNAH RIVER LANDING /EASTERN WHARF  
CHEAT SHEET  
Includes other lodging

ARTICLE N - SAVANNAH RIVER LANDING PLANNED UNIT DEVELOPMENT

Established (Sec. 8-3344 )

The Savannah River Landing Planned Unit Development ("PUD") is hereby established to master plan and to develop property for commercial, residential and mixed use purposes. The PUD will provide standards for blocks and uses in order to provide a predictable level of design for the economic and aesthetic protection of the PUD.

Permitted and prohibited uses (Sec. 8-3350)

*Permitted uses.* The uses that are permitted within each block of the PUD are determined by the block designation: either "MU-C," "MU-R," or "OS." *Table 1* identifies the permitted uses by block designation. Any use not specifically listed is expressly prohibited unless the zoning administrator determines that the use is similar to a permitted use. Some uses may include use conditions.

Table 1: Permitted Uses by Block Designation and Use Conditions				
USE  (X) = Permitted (—) = Not Permitted or No Condition	Block Designation			Use Conditions
	Mixed Use Residential (MU-R)	Mixed Use Commercial (MU-C)	Open Space (OS)	
Lodging				
Bed and breakfast homestay	—	X	—	—
Inn	—	X	—	—
Hotel/motel, 16 or more rooms	—	X	—	—
Short-term vacation rental	X	X	—	See Section 3025(a) (use 14a) and Section 3025(b)(use 9d)

*Off-street parking and service requirements.* Off-street parking and service requirements shall be required as provided in article D (Off-street parking and service requirements) of this chapter except as provided below, however applicants may provide parking below the sum total of the minimum requirements for all uses, based on different uses sharing a set amount of parking when such combinations of uses have different levels of parking demand at different times of the day. In order to reduce the minimum requirements based on shared parking, applicants must submit an independent study of shared parking calculation prepared by a licensed professional engineer or an AICP-certified transportation planner.

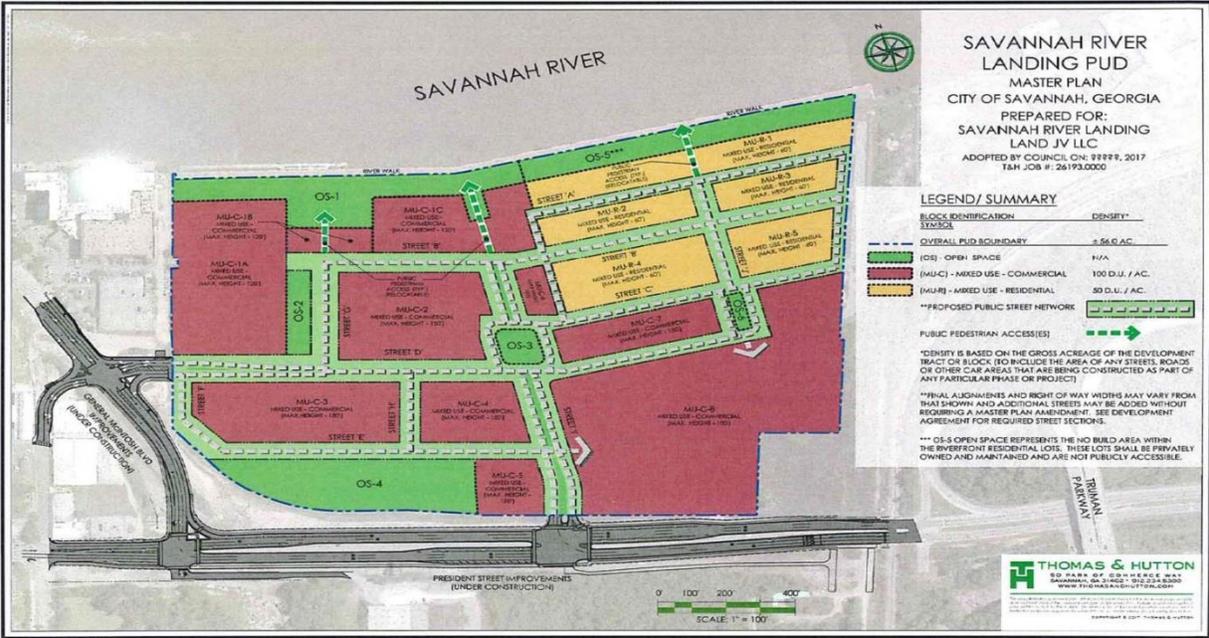
*Off-street parking reduction.* The required number of off-street parking spaces required by Section 8-3089 of the City of Savannah Zoning Ordinance may be reduced by the percentage or number provided in Table 3. To determine the use category for a particular use, reference Table 1. For uses not listed, the zoning administrator shall determine the parking requirement.

Table 3: Off-street Parking Reduction Permitted by Use	
Use / Land Use Category	Permitted Reduction (Max)
One-family, Two-family, Three- and Four-family	Reduced to 1 space per dwelling unit
Apartments, Upper Story Residential	Reduced to 1 space per dwelling unit Dwelling units that are age-restricted for the elderly or the disabled shall provide a minimum of 0.5 spaces per dwelling unit
Institutional	50%
Civic (not including colleges, universities, and seminary; and hospitals)	50%
Civic Community Services	75%
Commercial - Office	25%
Commercial - Recreation	50%
Commercial - Retail (up to first 5,000 sf)	50%
Commercial - Services	50%
Eating/Drinking Establishment	50%
Lodging	50%

*Off-site parking.* Required off-street parking may be provided off-site at a distance of no more than 1,300 feet from the use being served. Valet parking may be provided off-site at a distance of no more than 300 feet from the use being served. The distance shall be measured using the shortest distance from the nearest point of the vehicular or pedestrian access of the parking facility to the nearest public entrance of the building or use to be served.

Off-site parking may be provided for a specific use or shared with one or more uses provided that off-site parking area is not being used to meet the required off-street parking requirement for any other use and that it is legally available. A parking facility agreement provided on a form established by the City of Savannah is required for off-site and/or shared parking. If approved off-site parking is to be eliminated, any required parking space(s) proposed elsewhere must be approved by the zoning administrator. Notwithstanding any provision to the contrary, in the event that the City of Savannah shall build or own a parking garage or facility on site, parking spaces located in the parking garage facility may be used by SRL as available parking spaces for purposes of this PUD.

*Surface parking lot location.* To the extent possible, parking areas for multi-family, mixed use and non-residential development shall be located within the interior of a block. Parking that cannot be located on the interior shall be screened with a three-foot tall opaque fence or wall, or a three-foot tall hedge row that is capable of becoming opaque.



Ord of 4/27/2017(5)