

## MEMORANDUM

**TO:** Mayor and City Council  
**FROM:** Rob Hernandez, City Manager  
**DATE:** March 2, 2017



**SUBJECT:** Downtown Hotel Study

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During the October 27<sup>th</sup> City Council work session, Council directed staff to assess the impacts of hotels and other transient housing activities, such as Short-Term Vacation Rentals, in downtown neighborhoods. Council also requested we provide recommendations to limit additional hotel development in the Landmark Historic District. Attached please find a report prepared by the Metropolitan Planning Commission (MPC) along with staff's review and recommendations.

We are tentatively scheduling a discussion for the April 27<sup>th</sup> Council Work Session. Please contact Pete Shonka at 912.651.6420 if you have any questions.

**Attachments:**

Staff Comments on MPC Hotel Study  
MPC Study

C: Brooks Stillwell, City Attorney  
Dyanne Reese, City Clerk  
Kevin Klinkenberg, Executive Director; SDRA

# Attachment 1

## Staff Review

## MEMORANDUM

**TO:** Rob Hernandez, City Manager  
**THROUGH:** Pete Shonka, Assistant City Manager   
**FROM:** Shane Corbin, Zoning Administrator  
**DATE:** February 28, 2017  
**RE:** MPC Hotel Study and Historic District Ordinance

Zoning staff reviewed proposed changes to the Zoning Ordinance and the Historic District Ordinance resulting from MPC's recent Hotel Study. The purpose of the study was to explore options that could mitigate the "negative impacts" hotels are having in the Historic District and neighborhoods farther south. Staff agrees with the majority of the recommendations resulting from the study. However, there are several recommendations that staff believes deserves additional discussion prior to amending the ordinances. These items are listed below with comments.

### HOTEL STUDY APPENDIX RECOMMENDATIONS

#### Appendix 2: Mid City District

Hotel Study pg. 18-19

- I. **Article K (Mid-City District). Sec. 8-3216 (2) (Traditional Commercial Districts, Principle Uses).** The recommendation is to completely remove hotels as a permitted use from the TC-2 district where they are currently allowed. Staff believes restricting their size to 16-54 rooms should be considered as an alternative.

#### Appendix 4: Historic District

Hotel Study pg. 21- 23

- II. **Hotels, Motels**
  - b. **Hotels, Motels, & Motor Lodges (Article B, Sec. 8-3025(b) (Index for B&I Use Schedule)**
    - (7) **Hotel Motel (16-54 rooms) Proposed Use Condition (a)** does not include River Street as a corridor which permits hotels (16-54 rooms) and should be revised to reflect the following:

Within a local or National Register historic district, such use shall be located on River Street, or an arterial street, as classified by Sec. 8-3-32(g). The main building entrance shall face River Street, or the arterial street, and be accessible by the general public.

**(7a) Hotel Motel (55 or more rooms) Proposed Use Condition (a)** completely eliminates new hotels from all local or National Historic Districts. This proposed **Use Condition** is too restrictive and should be revised to reflect the following:

Within a local or National Register historic district, such use shall be located on River Street, or an arterial street, as classified by Sec. 8-3-32(g). The main building entrance shall face River Street, or the arterial street, and be accessible by the general public.

#### **Appendix 5: Parking**

Hotel Study pg. 24- 27

- II. **Automobile Parking Lot or Garage (Article B, Sec. 8-3025(b) (Index for B&I Use Schedule).** Staff agrees with the recommendation to integrate uses 55 and 55a. The B&I Use Schedule provided needs to illustrate the permitted uses in B-B with an "X" to provide clarity.
  
- IV. **Sec. 8-3090. Exempted Uses and Special Off-street Parking Requirements for Specified Zoning District.** The recommendation to completely repeal the West River Street Parking Reduction Area goes beyond the scope of managing the "negative Impacts" of lodging uses. Pg. 26 shows the area map and table of uses currently allowed for parking reductions. Repealing the parking exemption for all uses, except lodging, will negatively impact the area's redevelopment.

At this time, only the lodging use should be removed from Table 1. Permitted Parking Reduction. The remainder of Sec. 8-3090 should remain unchanged.

<b>HISTORIC DISTRICT ORDINANCE</b>
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#### **Section 8-3030. Historic District**

- (p) *Variances.*
  - (6) Height Map Variances.
    - (b) Variance requests of two or more stories from the Height Map shall not be permitted.

The language proposed in (b) above goes beyond the scope of hotels and could have unintended consequences for future developments. Staff recommends removing this language and allowing variances of two stories or more to be considered by the Zoning Board of Appeals on a case-by-case basis.

This concludes staff's review of the proposed changes to the Zoning Ordinance and Historic District Ordinance regarding hotels. Please let us know if you have any questions.

Attachments

# Attachment 2

## MPC Study



C H A T H A M C O U N T Y - S A V A N N A H

## METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

TO: Roberto Hernandez, City Manager  
FROM: Melony West, Interim Director  
SUBJECT: Hotel Study  
DATE: February 23, 2017

RECEIVED

FEB 27 2017

CITY MANAGER'S OFFICE

As requested by the Mayor and Aldermen, the Metropolitan Planning Commission has prepared a hotel study.

The attached study identifies how hotels are presently regulated by the zoning ordinance, including identification of zoning districts where they are permitted, any applicable use conditions, off-street parking requirements, local historic district design review requirements and review procedures. The study also identifies ordinances and policies that may encourage hotel development over other uses, particularly residential. Recommendations are provided with text amendments included. The text amendments include proposed changes to the Historic District ordinance, Sec. 8-3030, with the proposed policies that are referenced in that ordinance.

It is my understanding that additional information will be or has been provided by the Assistant City Manager, Pete Shonka and Kevin Klinkenberg, Executive Director of the Savannah Development and Renewal Authority.

Please let me know what we can do to offer continued assistance with this matter.

Cc: Pete Shonka, Assistant City Manager  
Brooks Stillwell, City Attorney  
Charlotte Moore, MPC Director of Special Projects

Attachments

C:\Users\moorec\Documents\Lodging\Hotel Study\Hotel Study-City Manager-2017-2-23.doc

## **Impacts of Hotels in the Historic, Victorian and Mid-City Districts**

Prepared by the Metropolitan Planning Commission

February 23, 2017

### **Index**

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- Hotel and Related Lodging Definitions (p. 2)
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### **I. Background**

The Mayor and Aldermen requested that MPC conduct a hotel study because of concerns with “negative impacts” of this use in the Historic District and neighborhoods farther south.

At an October 27, 2016 workshop, the Mayor and Aldermen identified the study area as generally bounded by River Street to the north, East Broad to the east, Victory Drive to the south and Martin Luther King Jr. Boulevard to the west. Liberty Street was identified as a possible dividing line for approaching hotel size. For the purposes of this study and for the sake of simplicity, the entire Historic, Victorian and Mid-City districts are included. Additionally, the areas adjacent to these districts are also considered.

During that workshop the Mayor and Aldermen discussed creating two categories of hotel uses: hotels with no more than 50 to 55 rooms south of Liberty Street, and hotels with more than 50 or 55 rooms north of Liberty Street. The room number cited is based on the room limitation that was adopted by the City of Charleston, South Carolina for portions of its historic peninsula. This is a local standard identified by Charleston rather than an industry standard.

This report identifies how hotels are presently regulated by the zoning ordinance—including identification of zoning districts where they are permitted, any applicable use conditions, off-street parking requirements, local historic district design review requirements, as well as review procedures. It is also the intent of this report to identify ordinances and policies that may encourage hotel development over other uses, particularly residential. Recommendations are also provided.

## II. Hotel and Related Lodging Definitions

To understand how the term “hotel” and related lodging uses discussed in this report are used, and how they are defined by the zoning ordinance, their definitions are provided below:

- **Hotel (includes motel and motor lodge):** A lodging establishment consisting of one or more attached or detached buildings containing more than 15 bedrooms or suites to transient guests.
- **Transient Guest** is defined as: A person who resides at a place other than his usual place of residence for no more than 30 consecutive days in exchange for compensation.

There is a separate but similar use in the zoning ordinance called “**Apartment Hotel**” that should also be addressed as part of the study. The definition is:

**Apartment Hotel:** A building providing transient, temporary or permanent lodging, which is divided into living units consisting of single- or multiple-occupancy bedrooms, each of which is served by private bath or common bath facilities and each of which may or may not be served either by private or common kitchen facilities.”

The Apartment Hotel use suggests not only a possible hotel use, but possibly a boarding/rooming house and a short-term vacation rental (STVR). Staff believes that this use should be eliminated from the zoning ordinance to avoid confusion with other lodging uses.

The “**Hostel**” use is also a separate use from a hotel but, based on the definition, is similar except for a requirement that it must operate under a “license” from a “recognized nationwide hostel referral service.” The definition of hostel is:

**Hostel:** “A building other than a hotel, motel, apartment building, boarding house, fraternity house, sorority house, dormitory, or condominium complex, which is utilized by short-term transient travelers for temporary lodging, and which operates under license to a recognized nationwide hostel referral service for the purpose of housing short-term transient travelers.”

The present-day hostel model is virtually indistinguishable from a hotel with the possible exception that some or all rooms within the hostel may be shared by people not within the same group. A room can have multiple beds, similar to a dormitory setting. Until staff can better understand how best to regulate a modern-day hostel, it is recommended for removal from the zoning ordinance.

There are other lodging uses identified in the zoning ordinance, including: inns, bed and breakfast inns, bed and breakfast homestays, and short-term vacation rentals. Inns and

short-term vacation rentals are also mentioned in this report because of their relationship to hotels.

### III. Total Number of Hotels and Hotel Rooms

As of February 23, 2017, existing hotels within the study area are located only within the Historic District. There 40 existing hotels, four (4) hotels under construction and eight (8) hotels that are in the review process. The room numbers for each are provided in the below chart. More information on each of these hotels is attached in a map and a matrix that has detailed information for each hotel. In addition to hotels, additional rooms are available at inns, bed and breakfast homestays and short-term vacation rentals.

<b>Hotels within the Study Area (all located in the Historic District)</b>		
<b>Hotel Status</b>	<b>Number of Hotels</b>	<b>Number of Rooms</b>
Existing	40	4038
Under Construction	4	891
Under Review	8	961
	Total: 52	Total: 5890

Adjacent the Historic District, including the East President Street area and Hutchinson Island, there are two (2) existing hotels (Marriott and Westin) with a total of 794 rooms. There is one proposed hotel on East President Street with 645 rooms and another development, Edgewater Resorts, on Hutchinson Island that will be a timeshare resort with 316 short-term vacation rental units (as opposed to rooms). The development of more hotels is expected on Hutchinson Island, Savannah River Landing and, likely, in the Canal District just west of the Historic District. This report does not propose any changes to those areas.

### IV. Zoning Districts that Allow Hotels

Hotels within the study area are located in nine (9) zoning districts, all of which are in the Historic District. The majority of these hotels, 71%, are located in three zoning districts: B-B (Bayfront-Business), B-C (Community Business) and BC-1 (Central Business). The following chart provides a breakdown of hotels by zoning district.

<b>Zoning District</b>	<b>Existing</b>	<b>Under Construction</b>	<b>Under Review</b>	<b>Total</b>
B-B	6	2	3	11
BC-1	12	1	2	15
BC	10	1	0	11
R-B-C	2	0	1	3
RIP-A	7	0	0	7
RIP-B	0	0	1	1
RIP-B-1	2	0	0	2
RIP-C	1	0	0	1
RIP-D	0	0	1	1
<b>Total</b>	<b>40</b>	<b>4</b>	<b>8</b>	<b>52</b>

Because of the format of the zoning ordinance, information for a hotel use (including zoning districts where it is permitted and use conditions) exists in various sections of the ordinance. Every zoning district where a hotel is permitted within the Historic, Victorian and Mid-City districts appears in the below charts.

It should also be noted that some areas adjacent to these historic districts may also permit hotels. It would be wise to consider them in the study as their proximity to these historic districts will likely make these areas attractive for future hotel development. In particular, areas of concern are East Broad Street from President Street south to Victory Drive; and, the Martin Luther King, Jr. Boulevard and Montgomery Street corridors that are not within the Mid-City or Cuyler-Brownville local historic districts.

<b>Historic District: Business and Industrial (B&amp;I) Use Schedule (Sec. 8-3025b)</b>							
<b>Use 7 (Hotel &amp; Apartment Hotel)</b>							
<b>District</b>	<b>R-B</b>	<b>B-H</b>	<b>BC-1</b>	<b>B-G</b>	<b>B-B</b>	<b>R-B-C</b>	<b>R-B-C-1</b>
<b>How Permitted</b>	X	X	X [1]	X	X [1]	X	B
<b>Use Condition(s)</b>	Use must front onto an arterial street.						
<b>Notes</b>	[1] The BC-1 and B-B districts require no off-street parking.  [2] Street designations are determined by the street classification map, Sec. 8-3025(g). In the Historic District, the following streets are arterials: <ul style="list-style-type: none"> <li>• East/West streets: Bay, Oglethorpe, Liberty, Louisville, President</li> <li>• North/South streets: MLK, Montgomery south of Oglethorpe, Whitaker, Drayton, Abercorn South of Gaston, Habersham south of Gaston, Price, East Broad</li> </ul>						

X = By-right;

B = Zoning Board of Appeals approval required (Special Use)

<b>Historic District: Conservation and Residential (C&amp;R) Use Schedule (Sec. 8-3025a)</b>							
<b>Use 11 (Hotel, Motel, Motor Lodge)</b>							
<b>District</b>	<b>RIP</b>	<b>RIP-B</b>	<b>RIP-B-1</b>	<b>RIP-C</b>	<b>RIP-D</b>	<b>I-P</b>	<b>R-D</b>
<b>How Permitted</b>	X	X	X	X	X	X	B
<b>Use Condition(s)</b>	Within the RIP-A* and RIP-D zoning districts, such use shall front an arterial street. May include accessory eating and drinking facilities and other necessary incidental uses permitted in the district. In the RIP-D district, complimentary meals & beverages can be served only to registered guests and their guests. [ <i>*Note: RIP-A doesn't allow hotels; unclear why condition references it.</i> ]						
<b>Notes</b>	[2] Street designations are determined by the street classification map, Sec. 8-3025(g). In the Historic District, the following streets are arterials:						

	<ul style="list-style-type: none"> <li>• East/West streets: Bay, Oglethorpe, Liberty, Louisville, President</li> <li>• North/South streets: MLK, Montgomery south of Oglethorpe, Whitaker, Drayton, Abercorn South of Gaston, Habersham south of Gaston, Price, East Broad</li> </ul>
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X = By-right

B = Zoning Board of Appeals approval required (Special Use)

<b>Victorian District Use Schedule, Sec. 8-3028</b>	
<b>Use 8 (Motel or Hotel)</b>	
<b>District</b>	<b>3-B</b>
<b>How Permitted</b>	X
<b>Use Condition(s)</b>	<i>There are no use conditions, but within the use table, permitted "ancillary" uses are mentioned: Including such ancillary uses as barbershops, beauty shops, restaurants, with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature</i>

X = By-right

<b>Mid-City District Use Schedule, Article K</b>	
<b>Use 8 (Motel or Hotel)</b>	
<b>District</b>	<b>TC-2</b>
<b>How Permitted</b>	X
<b>Use Condition(s)</b>	None

X = By-right

<b>Other Stand-alone Districts within the Historic District</b>	
<b>District</b>	<b>PUD-IS-B (Frogtown area of Historic District)</b>
<b>How Permitted</b>	Special Use (requires approval of the Mayor and Aldermen)

**V. Off-street Parking Requirements for Hotels and Related Parking Standards and Policies**

**a. Off-Street Parking Requirements:**

There is a standard that applies to hotels city-wide, with the exception of the Mid-City district. The standards for both areas follow:

- City-wide (except Mid-City District)

*Hotels, Motels, and Inns:* One (1) required off-street space for each guest or sleeping room or suite, plus additional spaces as required for other uses (e.g., restaurant, bar, etc.). If it can be "demonstrated by the owner or

operator that 15 percent or more the overnight guests arrive by means other than a personal automobile, the guest parking space requirement may be reduced proportionately up to 25 percent.” The zoning ordinance does not identify how the reduction is to be demonstrated.

- **Mid-City District:**

The Mid-City District has unique parking standards that are based on size of the use rather than the type of use. The standard is:

*Off-street Parking Requirement:* Minimum of 1 space/1,000 gross square footage (gsf) min or 1 space/500 gsf max for buildings that are more than 2,500 sf. For buildings with at least 10,000 gsf that are historic, may be able to provide more in order to encourage their reuse.

**b. Areas Exempt from Off-street Parking Requirements:**

**Zoning Districts:** The B-B (Bayfront-Business) and B-C-1 (Central Business) zoning districts do not require any off-street parking for any uses. As a result, any business within these districts is free to determine if it will provide off-street parking (on or off-site) or not provide any at all. A map of these “no-parking required” areas is attached.

Both the B-B and B-C-1 districts may be more attractive for hotel developers because of this. Some developers have sought to rezone property, not because the hotel wasn’t permitted, but to avoid providing some, if not all, off-street parking.

Hotels without off-street parking can create some parking challenges. As an example, the proposed hotel at 321 Montgomery Street will have 101 guest rooms but will not provide any off-street parking. Guests will find their own parking or can use valet parking. Parking Services has confirmed that parking has been requested in the Liberty Street Parking Garage and that 57 spaces are available for this hotel. If additional spaces are needed, they will be located elsewhere. However, “elsewhere” is not tracked since parking is not required, so it is unknown how this parking might be obtained.

It may be wise to reconsider no off-street parking requirements for new developments and redevelopments of a certain size within these zoning districts. Perhaps a certain square footage for new buildings and the conversion of existing buildings (where there is a change to a more intensive use) should be required to provide some level of off-street parking in the B-B and B-C-1 districts.

Large-scale hotels in these districts already recognize that they must provide some off-street parking. In the B-B district, a hotel under construction with 419 rooms will also have multiple restaurants, bars, shops, a museum and an event space. This hotel is providing private parking spaces within in a garage that will be shared with the City of Savannah. The City will provide public parking in the lower levels of the garage. The proposed 214-room Hilton on the east side of River Street in a B-B district will have its own parking

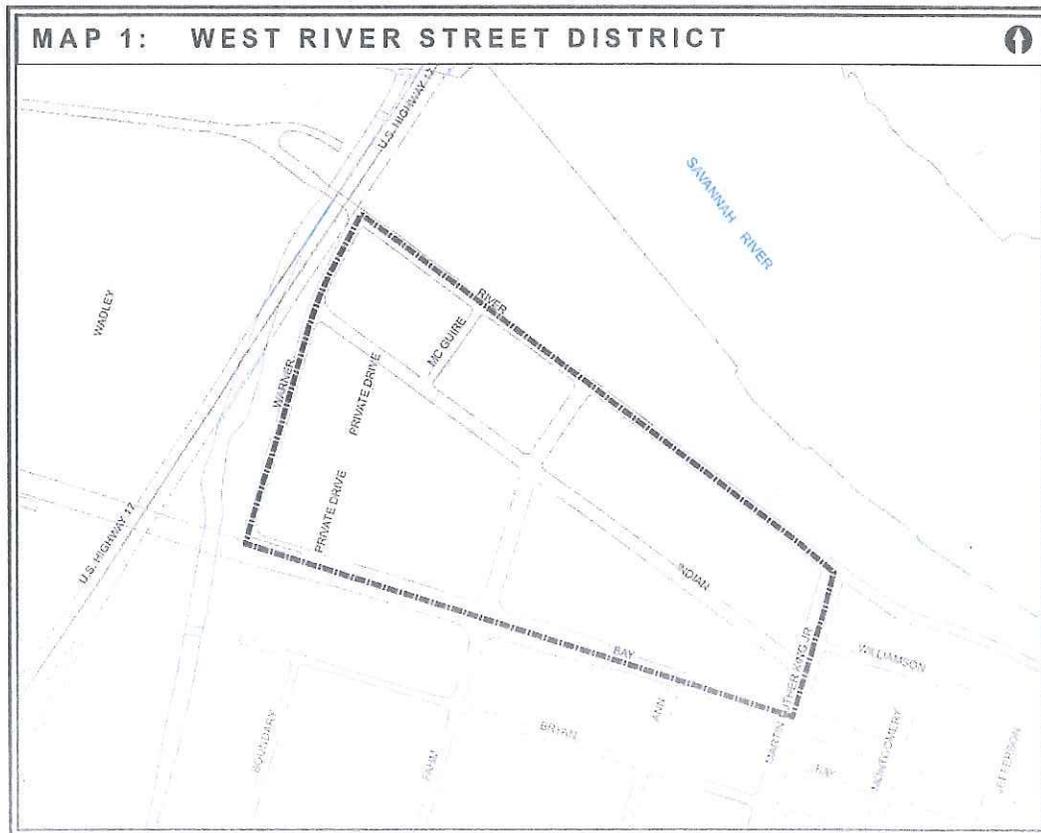
garage that is proposed to be shared with three other hotels on River Street. Some public parking may be available.

**c. Areas with Reduced Off-Street Parking Requirements**

***West River Street Area (Historic District):*** A parking reduction is permitted for certain uses located within this area (see below map), including hotels. Hotels are permitted to reduce the parking requirement by 50% for transient guests; however, a minimum of 0.5 parking spaces is required per bedroom. Residential uses are not provided any reduction.

This area also provides additional parking relief that is not available elsewhere in the Historic District. This includes an allowance for abutting on-street parking spaces to be counted towards the parking requirement. This can be problematic because multiple businesses on the same parcel can count the same space. Remote parking can be provided anywhere in the West River Street Area, and it can also be provided 300 feet from West River Street Area. In comparison with the rest of the Historic District, there is a 150-foot distance limitation.

Ironically, the first development approved in the West River Street Area after this amendment was adopted in June, 2016 was a principal use surface parking lot.



**d. Remote Parking and Shared Parking, Sec. 8-3082(r) and Sec. 8-3088**

When off-street parking cannot be provided on the same lot as a hotel, remote parking is sometimes used. The zoning ordinance limits remote parking to 150 feet as measured from the “nearest pedestrian pathway” (Sec. 8-3082(r)). Because 150 feet is, generally, less than one downtown block, variance requests to extend the distance have been sought and are often approved by the Zoning Board of Appeals.

Sometimes the remote parking area is in a lot or garage that may be shared with other uses. Two or more uses may share a parking lot (Sec. 8-3082(q)) and each use must provide the spaces necessary to serve their individual uses. Shared parking can also be remote parking provided the requirements of the remote parking standards can be met.

Sec. 8-3088 requires the developer to submit an application with the building permit or occupancy permit stating that the remote parking lot is not being used to meet the off-street requirements for another use, and that the parking area will be legally available for the life of the use it will service. If the remote parking area is no longer available and the another area not provided in its place, the City is permitted to revoke the building permit or occupancy permit, or any applicable licenses to force the use to cease.

**e. Valet Parking**

Hotels with limited or no off-street parking are increasingly using valet parking. Valet parking is not addressed in the zoning ordinance.

Cars can be parked remotely—including in leased spaces in city parking garages—and within on-site parking garages. At least two hotels under construction in the Historic District will have on-site valet-only parking because the parking spaces within the garage are tandem spaces and would not meet zoning standards for a public parking lot. One hotel, for example, will park cars four spaces deep and seven spaces wide.

When the only parking available is remote, there can be a delay in accessing a vehicle. The 68-room Marshall House on Broughton Street leases spaces in the State Street Parking Garage, less than one half-block from the hotel. This proximity allows for fairly fast parking by a valet who can park and return in about 10 minutes, if not less. The Marshall House has three (3) on-street spaces uses for unloading and loading. If a parking area is not as close as this, it may take longer. At peak check-in and check-out times, this could create stacking issues that may spillover into an adjacent vehicle travel lane creating safety issues.

Newer hotels are increasingly proposing “drop-off and pick-up” areas in the public right-of-way or using a portion of the public right-of-way and private property for this activity. These areas may be used for temporary parking if a valet is not immediately available to move a vehicle. Some hotels use remote parking that can be blocks away, which can also lead to a delay of moving vehicles if an appropriate number of valet staff is not available.

A “Valet Zone” in the public right-of-way must be approved by Mobility and Parking Services. Nine (9) lodging uses have City-approved valet stands: Andaz, B Historic, The Brice, Cotton Sail, DeSoto, Hyatt, Marshall House and Studio Homes. Of these nine (9), five (5) have no off-street parking. Four (4) other valet stands are for restaurants. Valet service is also available on some private properties.

**f. Surface Parking Lots and Parking Garages as Principal Uses**

Stand-alone or principal use parking areas (both surface lots and parking garages) are allowed in the following districts within the Historic District: B-N-1, B-C, B-C-1, B-G, B-G-1, BG-2.

- i. **Public Parking Garages:** As of February 14, 2017, the City of Savannah leases 668 parking spaces to hotels within four (4) parking garages. The chart below identifies the number of spaces leased by hotels in each of the five (5) city garages.

<b>Garage (# of Parking Spaces)</b>	<b>Number of Spaces Rented to Hotels</b>
Whitaker (1065)	302
Bryan (497)	175
State (425)	33
Liberty (881)	127
Robinson (520)	0
<b>Total Spaces: 3,088</b>	<b>Total: 668</b>

*Source: City Parking Services*

- ii. **Private Parking Garages and Surface Parking Lots:** There are principal use private structure and surface parking lots. It is not known what, if any, leasing arrangements there are for hotels. One hotel under review, The Lark at the corner of Bay and Habersham Streets, proposes to use the private parking garage of the law firm of HunterMacLean. For this type of arrangement, the availability of spaces would have to be determined. Another hotel on West Charlton Street has three (3) off-site surface parking lots in the Frogtown neighborhood.

**g. Historic District Parking-related Standards**

- i. **How Parking Areas are Accessed:** Sec. 8-3030(n)(14) requires that access to parking be from a lane or a north-south service street. If a property does not “front” either of these street types, it can be access from an east-west connecting street or a trust street.

There is also a requirement that “[p]arking within the ground floor of a building shall be setback a minimum of 30 feet from the property line along all rights-of-way (not including lanes).” This provision does apply to any building that includes

parking, including principal use parking garages. It would not apply to a surface parking lot.

- ii. ***“Drop-off and Pick-up” Areas:*** Newer hotels are increasingly proposing “drop-off and pick-up” areas in the public right-of-way (Cambria, Lark and Liberty are three such hotels currently under review proposing to do this). This can lead to on-street parking being removed and the streetscape altered, becoming less pedestrian-friendly. These drop-off areas can force the relocation of utilities, removal of landscaping and, in some cases, granite curbing.

The Marshall House on Broughton Street is a good example of a hotel that manages to use the on-street area adjacent to the hotel for this activity. Remote parking is just a half-block, so cars are spending limited time in this area. The drop-off area may be necessary when remote parking is more distant because of the time it may take for staff to get to the vehicle or return it to hotel.

If there are standards for how parking areas are accessed in the Historic District, it would seem that a policy for these drop-off and pick-up areas should also be considered.

## **VI. Bonus Floors and Large-Scale Development in the Historic District**

The Mayor and Aldermen expressed concern with hotel size in the Historic District, including the “bonus floor” allowance and building footprint size.

The bonus floor provision, provided in the Historic District ordinance, Sec. 8-3030(16)e.ii., allows a developer of a “large-scale development” to seek an additional floor above the maximum building height shown on the Historic District Height Map. A large-scale development is defined as a:

“Development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel and/or is greater than four-stories in ‘R’ zoning districts or is five-stories or greater in all other zoning districts. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

Before this provision was adopted, developers seeking additional height would request a variance. Because a variance is intended for unnecessary hardships (see page 12), the bonus floor provision was adopted. This alternative was intended to allow for additional height while providing a public benefit. In exchange for the additional floor, the developer is required to provide one of the following.

- A historic street or lane in the Oglethorpe Plan Area, as shown on map in the zoning ordinance, must be restored and dedicated to the City as public right-of-way;
- Affordable housing as “defined and quantified” by the City and certified by the City Manager must be provided;
- Multiple active ground floor uses must be provided along the length of the building facing a street, and each use must have individual entrances; or,
- Exterior buildings must incorporate 100% modular masonry on all sides of the building fronting a street, and at least 30% of each wall must use quarried stone. Additionally, at least 50% of the roof must have a sustainable technology, such as a green roof, roof top garden, tiles or membrane.

Because large-scale development is based on zoning districts rather than physical context, it is possible for a property to be rezoned possibly allowing a building that may not be appropriate for the particular location.

To date, seven (7) bonus floors have been granted since this allowance was adopted. One hotel under review, Liberty Hotel at Liberty and Tattnell streets, is seeking a bonus floor. Of the seven approved bonus floors, six (6) were for hotels. Of these six hotels, five (5) selected the active ground floor use. The active ground floor criterion is desirable because it is relatively easy to achieve. The reality is that a developer can indicate active uses will be provided, however, that may not happen after the hotel is constructed. This particular criterion is difficult, if not possible to enforce.

With regard to the building footprint, there is presently no maximum footprint outside of the Oglethorpe Plan Area. The Plan Area is bounded by Bay Street to the north, East Broad Street to the east, Gaston Street to the south and Martin Luther King, Jr. Boulevard to the west. A map of this area is attached. Within this area, the building footprint is limited to 13,500 square feet. Outside of the Plan Area, three hotels are under construction and three are under review (with one having just been denied Part I approval by the Historic District Board of Review).

MPC’s historic preservation staff has worked with the Board of Review to identify possible amendments to better regulate large-scale developments and bonus floors. These amendments are attached and have been forwarded to applicable City and MPC staffs to review before public comment. The policies referenced in the Historic District ordinance are also attached. It may be desirable for amendments to the Historic District ordinance to be a “second phase” of addressing development, particularly large-scale development.

## **VII. Review Processes**

The approach to the review of new development is another consideration. Of particular interest may be the relationship between site and design review, as well as the variance process. Information on both follows.

### **a. Site Plan Review and Design Review:**

In the study area, specifically the Historic District, design review is typically conducted before site review. This is the reverse of how the process works elsewhere in the city.

In 2007, the MPC with the support of the City, began to require the submission of a general development plan (or concept plan) first to determine if there might be any critical issues that would have to be considered in the design process. This included zoning, right-of-way encroachments, traffic issues and impacts to streetscape (e.g., the need for curb cuts, relocation of utilities, tree removal etc.)

A return to this process may help the City identify possible issues before the expensive and time-consuming design process and review process begins.

### **b. Variances**

A variance is intended to provide relief from a zoning standard that is unique to a particular property and, if strict compliance were required, would create an unnecessary hardship for a property owner. A variance is not intended for self-created situations. However, there has been a bit of history of variance requests to make hotel development more economically feasible for developers. This includes seeking variances for additional building height and to eliminate the requirement that the hotel “front onto” an arterial street. The latter, according to the consulting attorney for the City’s updated zoning ordinance, is considered a use variance. A use variance is not considered an appropriate legal approach for these situations (unlike a text amendment or rezoning). If the use is desired on non-arterial streets the condition should be revised by City Council through a text amendment.

Variances are intended to be applied to dimensional or measurable items, such as a yard setback or building lot coverage. This also includes height. There are four criteria to be applied when the Zoning Board of Appeal considers a variance. They include:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

- The application of this chapter to this particular piece of property would create an unnecessary hardship;
- Such conditions are peculiar to the particular piece of property involved; and,
- Relief, if granted, would not cause detriment to the public good or impair the purposes and intent of this chapter.

While all criteria should be applicable, the practice has been to grant a variance if only one of the criteria can be met.

The variance process should be re-evaluated to ensure its effectiveness. Where the same variance continues to pop-up time and again for multiple properties, a more effective approach would be to rezone to a more appropriate zoning district, or to prepare a text amendment to address a problematic requirement.

### **VIII. Inns and Short-term Vacation Rentals**

Inns are basically small hotels within no more than 15 rooms. No changes are proposed to the inn use. In comparison, the short-term vacation rental use should be addressed. An unintended consequence of not capping the number of rental units within a building is that some buildings, existing and proposed, are entirely vacation rentals. The impact would not be dissimilar to a hotel. MPC staff has prepared a draft text amendment with the Department of Tourism Management and Ambassadorship to address this issue. The amendment will be discussed at a Tourism Advisory Committee meeting on February 28.

### **IX. Recommendations**

The following recommendations address the hotel use in general; the Mid-City, Victorian and Historic Districts and adjacent areas; off-street parking; and, review processes. Text amendments based on these recommendations appear in the appendices.

#### **a. Hotels in General:**

- A new category of hotel/motel use is proposed: Hotels/Motels (16-54 rooms) and Hotels/Motels (55 or more rooms). By creating two categories based on room size, the location and size of the hotel can be better regulated. The room number would not be variable.
- Clarify the standard that a hotel must “front onto” an arterial. Perhaps the standard should be that the main entrance must face an arterial and be accessible to the general public.

See Appendix 1 (p.17) for amendments.

**b. Hotels in the Mid-City District:**

Hotels are permitted only within the TC-2 district, by-right and with no use conditions. A hotel would have 16 or more rooms (there is no maximum). The TC-2 exists only on Victory Drive between—roughly—Montgomery and Lincoln streets. There are no existing hotels. Hostels are limited to 15 rooms but the number of beds in each room is not specified. There are no existing hostels in Mid-City.

- Eliminate the Hotel/Motel use in the TC-2 district.
- Eliminate Hostel as a permitted use in the TC-1 and TC-2 districts.

See Appendix 2 (p.18) for amendments.

**c. Hotels in the Victorian District:**

Hotels are permitted only within the 3-B district, by-right and with no use conditions. A hotel would have 16 or more rooms (there is no maximum). The 3-B exists along portions of the Martin Luther King, Jr. and Montgomery corridors. There are no existing hotels in the Victorian District.

- Eliminate apartment hotel from the Inn/Apartment Hotel use (Use 6).
- Eliminate hotel/motel use (Use 8) from the 3-B district.

See Appendix 3 (p.19) for amendments.

**d. Hotels in the Historic District**

- Eliminate Apartment Hotel from Hotel Use (Use 7, B&I)
- Eliminate Motel (Use 9) from Historic District
- Eliminate Hostel (Use 9a, C&R and Use 10o, B&I)
- Reconsider hotels as a permitted use in the following districts: R-B, R-B-C, R-B-C-1, RIP-B, RIP-B-1, RIP-C and RIP-D. These districts are predominantly residential in nature. For hotels within these districts, both existing and under development, a condition can be written that the limitation applies as of the date of adoption the ordinance. This condition would avoid making these hotels non-conforming.

- The number of hotels rooms under construction (891) and proposed (961) is 1,852. These rooms represent an approximately 46% increase in rooms for the Historic District. Additionally, other lodging uses are available include short-term vacation rentals (approximately 500 in the Historic District) and inns.

Two suggestions are proposed for hotels in the Historic District, with the first suggestion being the preferred approach:

- 1) Limit hotels to the Hotels/Motels (16-54 rooms) category in the all of the B-B, B-C and BC-1 areas. The attached map identifies these districts. This means that any hotel with 55 or more rooms would have be developed outside of the Historic District; or,
- 2) Limit hotels to Hotels/Motels (16-54 rooms) in the all of the B-B, B-C and BC-1 areas east of Martin Luther King, Jr. Boulevard and allow Hotels/Motels (55 or more rooms and 16-54 rooms) west of MLK Boulevard and north of Louisville Road.

The more limited approach will allow the City to experience the impact of the additional proposed rooms after their construction and determine whether more hotels would be desirable. Furthermore, Hutchinson Island, Savannah River Landing, East President Street, the Canal District and Wheaton Street are in close proximity to the Historic District and can absorb the larger hotels. This could possibly encourage more residential development (especially if other incentives are provided) and reduce traffic and demand for parking within the heart of the Historic District.

See Appendix 4 (p.20) for amendments.

**e. Hotels in Areas Adjacent to the Historic, Victorian, Mid-City and Cuyler-Brownville Historic Districts**

- Prohibit hotels from being developed in the area between the Cuyler-Brownville and Mid-City districts (from Anderson Lane to Victory Drive). Because these local historic districts do not extend to this area, there is no demolition protection for the many buildings that would qualify for contributing structure status otherwise. This condition is also recommended along the East Broad Street for properties that abut this street.

See Appendix 4 (p.20) for amendments.

**f. Parking**

- Adjust the off-street parking requirement for hotels for easier application, and clarify that any uses on the hotel property that are accessible to the general public must meet their own off-street parking requirement.
- Prohibit principal-use surface parking lots (Use 46, C&R) and (Use 55, 55a and 55b, B&I) in the Historic District. This would not prohibit structured parking.
- Eliminate the West River Street Parking Reduction area.
- Develop a policy relating to vehicular drop-off / pick-up areas to avoid further diminishment of the city streetscapes. This would involve the multiple city departments and the MPC.
- Re-evaluate no off-street parking requirements for the B-B and BC-1 districts for developments of a certain size.

See Appendix 5 (p.24) for amendments.

**g. Review Processes**

- Re-establish the policy that a General Development Plan must be submitted before Part I HDBR review.
- With regard to variances, all four (4) review criteria should apply, not just one, to avoid out-of-context development. The zoning ordinance should be amended instead, when appropriate, to fix problematic issues instead of relying on variances as a “get-around” to a standard.
- Establish a clear remote and share parking agreement that makes the City party to the agreement. Agreements should be accessible. Shared parking arrangements could be placed in a GIS layer for accessibility by City and MPC staffs.

## Appendices: Proposed Zoning Text Amendments

These text amendments reflect the proposed recommendations. Based on continued discussion, however, it is possible that changes will occur.

### Appendix 1: Hotel and Other Lodging Definitions

#### I. Sec. 8-3002. Definitions.

##### a. Eliminate the following definitions:

- ~~Apartment hotel.~~ A building providing transient, temporary or permanent lodging, which is divided into living units consisting of single or multiple-occupancy bedrooms, each of which is served by private bath or common bath facilities and each of which may or may not be served either by private or common kitchen facilities.
- ~~Hostel.~~ A building other than a hotel, motel, apartment building, boarding house, fraternity house, sorority house, dormitory, or condominium complex, which is utilized by short-term transient travelers for temporary lodging, and which operates under license to a recognized nationwide hostel referral service for the purpose of housing short-term transient travelers.

##### b. Eliminate and Establish the following definitions:

- ~~Hotel, Motel or Motor Lodge.~~ A lodging establishment consisting of one or more attached or detached buildings containing more than 15 bedrooms or suites to transient guests.
- Hotel, Motel (16-54 rooms). A lodging establishment for transient guests with 16 to 54 rooms. Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is considered a separate principal use.
- Hotel, Motel (55 or more rooms). A lodging establishment for transient guests with at least 55 rooms. Any on-premises use that is accessible by the general public, such as a restaurant, bar or event/assembly space, is considered a separate principal use.

**Appendix 2: Mid-City District**

**I. Article K (Mid-City District), Sec. 8-3216(2)(Traditional Commercial Districts, Principal Uses)**

TC- Districts	TC-1	TC-2	Standards
Key: ✓ = Permitted * = Subject to Special Use Review			
<b>COMMERCIAL USES</b>			
Hotel, motel		✓	
Inn, hostel	✓	✓	8-3219(6)

**II. Article K (Mid-City District), Sec. 8-3219 (Commercial Use Standards)**

Additionally, the hostel use is proposed to be removed from the use standards as follows:

**(6) ~~Inn or Hostel.~~**

No more than 15 guest rooms shall be provided in any one facility.

(a) Only registered guests of the inn ~~or hostel~~ shall be served a meal.

**Appendix 3: Victorian District**

**I. Article B (Zoning Districts), Sec. 8-3028(d) (Victorian District, Permitted Uses)**

**a. Amend Inns, Apartment Hotels (Use 6) as follows:**

	1-R	2-R	3-R	1-B	2-B	3-B
(6) Inns or apartment hotel	--	B	B	B	X	X

**b. Repeal Motels, Hotels (Use 8) in its entirety:**

	1-R	2-R	3-R	1-B	2-B	3-B
(8) <u>[Reserved]</u> <del>Motel or hotel</del>  Including such ancillary uses as barbershops, beauty shops, restaurants, with or without pouring licenses, cocktail lounges, tobacco stores, drugstores, and uses of a similar nature	--	--	--	--	--	X

**Appendix 4: Historic District**

Permitted land uses within the Historic District are located in two separate sections of the zoning ordinance, Secs. 8-3025 (a) and (b), which are the use tables for Conservation/Residential zoning districts and Business/Industrial zoning districts. Therefore, the various lodging uses must be amended twice for this area.

**I. Hostels**

**a. Hostels (Article B, Sec. 8-3025(a) (Index for C&R Use Schedule))**

Hostels are proposed to be eliminated in the list of uses in the Index for the C and R Use Schedule and from the Use Schedule:

**Repeal Hostels (Use 9a) in its entirety:**

List of Uses	Use No.
Hostel	9a

	C-A	C-M	C-R	R-20	R-10	R-6	R-6-A	R-6-B	R-6-C	R-4	R-M	R-I-P	RIP-A	RIP-A-I	RIP-B	RIP-B-I	RIP-C	RIP-D	I-P	RMH	RMH-I	R-D
(9a) Hostel <b>[Reserved]</b>	-	-	-	-	-	-	-	-	-	-	-	-	B	-	*	*	*	*	-	-	-	-
Use Conditions	<p>Provided that:</p> <p>a. Such use shall have a full-time resident manager.</p> <p>b. A maximum of 15 guests shall be housed in the facility at any one time. Provided that, where a business (B zoning district) fronts into or abuts a hostel, the maximum number of guests may be increased to 24 if approved by the Zoning Board of Appeals.</p> <p>c. Such use shall be located within an owner-occupied single family attached dwelling. Within the RIP-A, RIP-B and RIP-D districts, on guest shall be allowed to register or stay for more than three consecutive nights.</p>																					

**Hostels (Article B, Sec. 8-3025(b) (Index for B&I Use Schedule))**

Hostels are proposed to be eliminated in the list of uses in the Index for the B and I Use Schedule and from the Schedule:

**Repeal Hostels (Use 10e) in its entirety:**

List of Uses	Use No.
Hostel	10e

	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-I-L-T	R-B-C	R-B-C-1	O-I
(10o) Hostel  Provided that such use shall have a full-time resident manager:	-	-	X	-	-	X	X	X	-	-	X	X	X	-	X	X	-	-

**II. Hotels, Motels**

**a. Hotels, Motels & Motor Lodges (Article B, Sec. 8-3025(a) (Index for C&R Use Schedule))**

Within the RIP-B, RIP-B-1, RIP-C and RIP-D districts, it is proposed that new hotels not be allowed. To avoid making existing hotels nonconforming (there are 12 in these districts), it is suggested that a condition be include that makes clear that, as of the date of the adoption of the amendment, new hotels will not be permitted. Motels and Motor Lodges are proposed to be eliminated as none exists within these districts.

Motels/Motor Lodges are proposed to be eliminated in the list of uses in the Index for the C and R Use Schedule and from the Use Schedule. The Hotel use is proposed to remain so that existing hotels will not become non-conforming.

**Eliminate Motels and Motor Lodges (Use 11):**

List of Uses	Use No.
Hotel, Motel, Motor Lodge	11

**Amend Hotels, Motels and Motor Lodges (Use 11) as follows:**

	C-A	C-M	C-R	R-20	R-10	R-6	R-6-A	R-6-B	R-6-C	R-4	R-M	R-I-P	RIP-A	RIP-A-1	RIP-B	RIP-B-1	RIP-C	RIP-D	I-P	RMH	RMH-1	R-D
(11) Hotel, Motel, Motor Lodge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X	X	-	-	-	-
Use Conditions	<p>a. <u>As of [date of adoption of this ordinance] new hotels, including the conversion of an existing building into a hotel, shall not be permitted.</u></p> <p>b. Provided, such uses located within an RIP-A and RIP-D zoning districts shall front on a street classified as an "arterial street." Such use may include accessory eating and drinking facilities and other necessary incidental uses; provided such uses are otherwise permitted in the district.</p> <p>c. Provided, further, that such use located within an R-I-P zoning district may provide only complimentary meals and beverages and only when such services are restricted to registered occupants of the facility and to their guests and are not available or for sale to the general public.</p>																					

**b. Hotels, Motels & Motor Lodges (Article B, Sec. 8-3025(b) (Index for B&I Use Schedule)**

**Amend Hotel or Apartment Hotel (Use 11) as follows:**

The proposed amendment creates a small hotel, motel category with 16-54 rooms.

List of Uses	Use No.
Hotel or Apartment Hotel <b>Hotel, Motel (16-54 rooms)</b>	7

	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-I-L-T	R-B-C	R-B-C-1	O-I
<b>(7) Hotel or Apartment Hotel Hotel, Motel (16-54 rooms)</b>	X	-	X	-	-	X	X	X	-	-	X	-	-	-	-	X	B	-
Use Conditions	<p>Provided the uses front onto an arterial street.</p> <p>a. <u>Within a local or National Register historic district, such use shall be located on an arterial street as classified by Sec. 8-3025(g) and the main building entrance shall face the arterial street and be accessible to the general public.</u></p> <p>b. <u>As of [date of the adoption of this ordinance], such use, when proposed within the Historic District, shall be permitted only within the B-B, BC, BC-1 and B-G districts.</u></p> <p>c. <u>As of [date of adoption of this ordinance] new hotels or motels, including the conversion of an existing building into a hotel or motel, shall not permitted in the R-B and R-B-C zoning districts when located in a local or National Register Historic District.</u></p> <p>d. <u>As of [date of adoption of this ordinance] new hotels or motels, including the conversion of an existing building into a hotel or motel, shall not permitted on East Broad Street between Wheaton Street and Victory Drive.</u></p>																	

**Establish Hotel/Motel (55 or more rooms) (Use 7a\*) as follows:**

	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-I-L-T	R-B-C	R-B-C-1	O-I
<b>(7a) Hotel, Motel (55 or more rooms)</b>	<b>X</b>	-	X	-	-	X	X	X	-	-	X	-	-	-	-	<b>X</b>	B	-
Use Conditions	<p>Provided the uses front onto an arterial street.</p> <p>a. As of [date of the adoption of this ordinance], such use shall not be permitted in a local or National Register historic district.*</p> <p>b. As of [date of adoption of this ordinance] new hotels or motels, including the conversion of an existing building into a hotel or motel, shall not permitted in the R-B and R-B-C zoning districts when located in a local or National Register Historic District.</p> <p>c. As of [date of adoption of this ordinance] new hotels or motels, including the conversion of an existing building into a hotel or motel, shall not permitted on East Broad Street between Wheaton Street and East Henry Street.</p>																	
Alternative Conditions	<p>* As of [date of the adoption of this ordinance], such use shall not be permitted in a local or National Register historic district with the exception of the Historic District. In the Historic District, such use shall be permitted only within the B-B, BC, BC-1 and B-G districts west of Martin Luther King, Jr. Boulevard and north of Louisville Road.</p>																	

\*The College Dormitory use will have to be renumbered to 7b. That change is not shown with these amendments.

**III. Motels (Article B, Sec. 8-3025(a) (Index for B&I Use Schedule)**

**Repeal Motel (Use 9) as follows (this use to be integrated with Use 7, Hotel):**

	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-I-L-T	R-B-C	R-B-C-1	O-I
<b>(9) Motel [Reserved]</b> Including ancillary uses as barber shops, beauty shops, restaurants with or without pouring licenses, cocktail lounges, tobacco stores, drugstores and uses of a similar nature.  Provided that within the R-B-C-1 district, no pouring license or alcoholic beverage sales shall be allowed.	-	-	X	-	-	X	-	X	-	X	X	X	X	X		X	X	-

**Appendix 5: Parking**

**I. Automobile Parking Lot or Garage (Article B, Sec. 8-3025(a) (Index for C&R Use Schedule).**

This is a principal use surface parking lot or parking garage.

**Repeal Automobile Parking Lot or Garage (Use 46) in its entirety**

	C-A	C-M	C-R	R-20	R-10	R-6	R-6-A	R-6-B	R-6-C	R-4	R-M	R-I-P	RIP-A	RIP-A-1	RIP-B	RIP-B-1	RIP-C	RIP-D	I-P	RMH	RMH-1	R-D	
(46) Automobile parking lot or parking garage (parking garage may provide gasoline pumps). <u>[Reserved.]</u>	-	-	-	-	-	-	-	-	-	-	-	B	B	-	B	X	B	B	X	-	-	-	B
Use Conditions	Provided further, that principal use parking shall occur only within an authorized off-street parking lot of facility.																						

**II. Automobile Parking Lot or Garage (Article B, Sec. 8-3025(b) (Index for B&I Use Schedule)**

Use 55a is proposed to be integrated into Use 55 and a condition added that principal use surface parking lots would not be permitted in local or National Register Historic Districts.

**Amend Automobile Parking Lot or Garage (Use 55) as follows and Repeal Automobile Parking Lot or Garage (Use 55a) in its entirety:**

	R-B	RB-1	B-H	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-L	IL-B	I-H	P-I-L-T	R-B-C	R-B-C-1	O-I
(55) Automobile parking lot or parking garage. May include gas pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility.)	-	-	X	X	X	X	X	X	X	X	-	X	X	X	-	-	-	-
(55a) Automobile parking lot or parking garage. Not including gas pumps. (Provide that principal use parking shall occur only within an authorized off-street parking lot or facility.)	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-

Use Conditions	<p>a. <u>Within a local or National Register historic district, principal use surface parking lots shall not be permitted as of [date of the adoption of this ordinance].</u></p>																		

**III. Sec. 8-3089. Minimum Space Requirements for Off-street Parking Areas.**

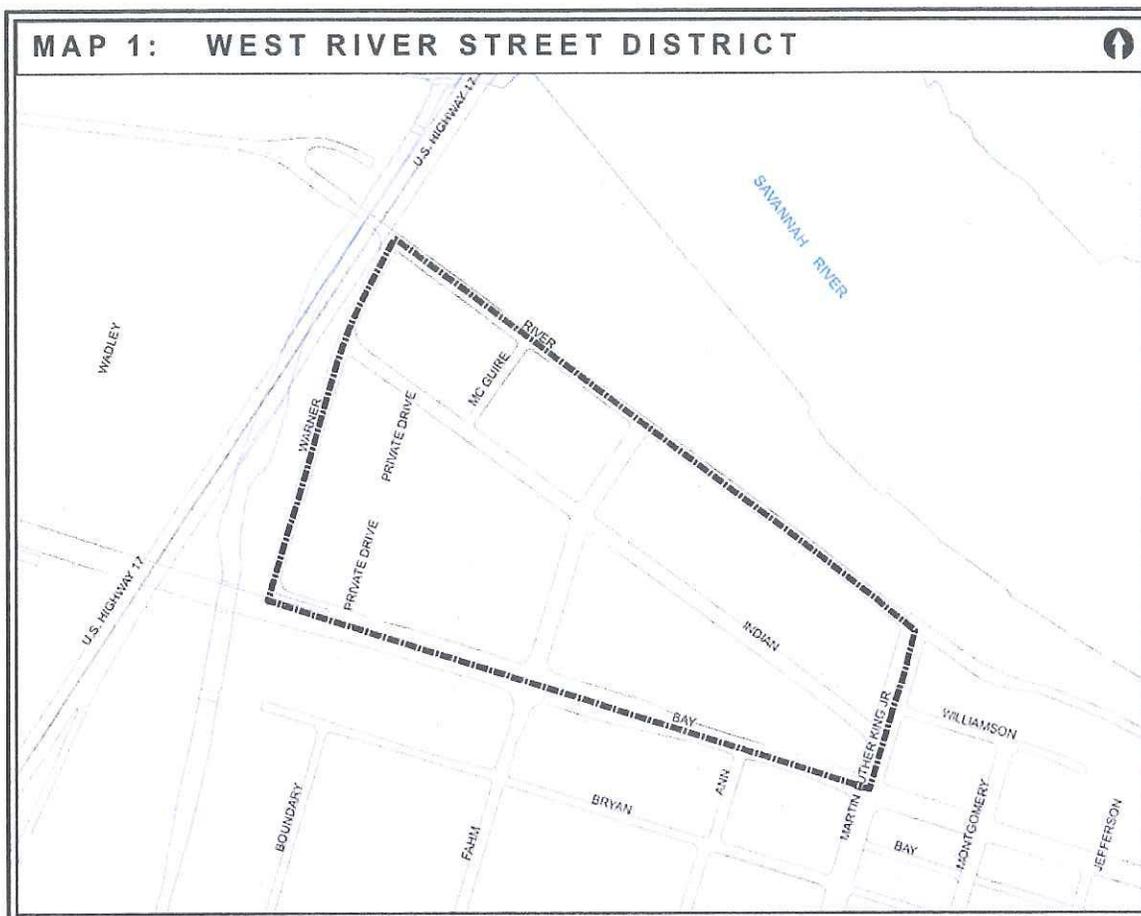
**Amend Hotel/Motel/Inn Parking Requirements and Repeal Hostel Parking Requirements**

Use	Minimum Parking Space Requirements
1. Hotel, Motel, Inn	<p><del>1 space for each guest unit or sleeping room or suite plus additional space as required for other functions, such as a bar, restaurant, etc. Where it can be demonstrated by the owner or operator that 15 percent or more of the overnight guests arrive by means other than a personal automobile, the guest parking space requirement may be reduced proportionately up to 25 percent.</del></p> <p><u>0.8 spaces per guest room; 1.0 spaces for each 200 square feet used for events; and, additional spaces as required by this Section for any use that is accessible to the general public, such as a restaurant or bar.</u></p>
<del>3. Hostel</del>	<p><del>1 off-street parking space for each 8 beds or other sleeping accommodations and 1 parking space for every two employees.</del></p>

**IV. Sec. 8-3090. Exempted Uses and Special Off-street Parking Requirements for Specified Zoning District.**

**Repeal the West River Street Parking Reduction Area as follows:**

- (e) ~~*West River Street Area.* The West River Street Area, as seen in Map 1, is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King, Jr. Boulevard and Warner Street.~~



- (1) — Uses within the categories listed in Table 1: Permitted Parking Reduction, that are in the boundaries of the West River Street Area, shall be permitted to reduce the number of off-street parking spaces required in Sec. 8-3089 (Minimum space requirements for off-street parking).

Use Categories Sec. 8-3025 (b) B&I Use Schedule	Permitted Reduction
Lodging Facilities [1]	—50%
Retail Sales and Service	—50%
Community Facilities	—50%
Restaurants	—50%
Incidental Uses	—50%
Unclassified Retail Sales and Service	—50%

~~[(1) Provided, however, that this reduction shall apply to transient guests only and that a minimum of one-half space per room be provided.~~

- ~~(2) Any use that is not within the use categories listed in Table 1 shall meet the requirements set forth in Sec. 8-3089 (Minimum space requirements for off-street parking).~~
- ~~(3) Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property.~~

**Section 8-3030. Historic District**

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(a) *Definitions.*

*Abutting Building.* A building on a parcel which shares a parcel line with the subject parcel, or is located on the same parcel.

*Accessory Building.* A detached building or structure which may include, but is not limited to, a garage, storage building, carriage house.

*Active Use.* For the purposes of this subsection, an active use is considered to be an allowed use under the zoning ordinance for a property that is open to and provides an ongoing activity or service for the general public (i.e. restaurant, retail, office, gallery, and similar uses~~lobby, etc...~~), maintains individual primary exterior entrances and is delineated through fire-rated walls as required by code. Uses intended primarily for the buildings' occupants, such as meeting rooms, internal offices, hallways, storage areas, recreational facilities not open to the general public, etc., or are accessed primarily from the interior, are not considered active uses.

*Adjacency.* Abutting parcels, buildings, or buildings within the same parcel.

*Adverse Effect.* An effect on a historic property that diminishes the historic integrity of the property's location, design, setting, materials, workmanship, or association.

*Appurtenance.* Accessory object including, but not limited to, fences, light fixtures, signs, brackets, downspouts, and trellises.

*Apron.* A ramp providing access to a parking pad or building.

*Awning.* A lightweight, exterior roof-like shade that typically projects over a window or door, usually made of canvas or similar fabric on a metal frame, also may be wood, plastic or metal. Awnings are attached to buildings, typically on a vertical surface. See also Shade Structures.

*Baluster.* One of several small columns or rods that supports a railing or balustrade.

*Base Zoning District Development Standards.* The development standards associated with the base zoning district which includes lot coverage percentage and setbacks (front, rear and side).

*Beach Institute Character Area.* A unique area within the Savannah National Historic Landmark district distinguished by its plan, architecture and historic ethnic diversity containing the greatest concentration of remaining one-story cottages. Originally part of privately owned garden lots, the area developed as a series of small neighborhood villages in the mid-19<sup>th</sup> century. The area is used for recreational purposes including, but not limited to viewing or enjoying historic, archaeological, and scenic sites.

*Block.* A block is a rectangular space bounded on three sides by a street and on the fourth by a street or lane and occupied by or intended for buildings.

*Block front.* A block front is the street fronting a block, excluding the lane frontage.

*Building Form.* The physical shape of a building resulting from its mass, height, and envelope.

*Canopy.* A canopy is a permanent projection over an entrance which is architecturally and structurally integrated into the design of the building.

*Carrera Glass.* A trade name for thick, solid-color structural glass cast in panels and used as a wall veneer. Vitrolite® is a name brand for this product.

*Central of Georgia National Historic Landmark District.* A 33.2 acre historic industrial site originally operated by the Central of Georgia Railroad, consisting of the motive power, cotton yard and industrial warehouses, passenger facilities and two brick viaducts. The district is bounded by Martin Luther King, Jr. Boulevard on the east, Jones Street on the south, West Boundary Street on the west, and Turner Street on the north. The area is used for recreational purposes including, but not limited to viewing or enjoying historic, archaeological, and scenic sites.

*Character Area.* Predefined areas with special character-defining features.

*Character-Defining Feature.* An element or elements of a building which convey its historical or architectural significance. These may include, but are not limited to, windows, window casings, doors, porch columns, handrails, scroll brackets, corner boards, rooflines, cornices, eaves, brackets, setbacks, height, form, and similar features.

*City Market Character Area.* A unique area within the Savannah National Historic Landmark District distinguished by commercial buildings associated with historical market functions. The area is used for recreational purposes including but not limited to viewing or enjoying historical and scenic sites.

*Commercial building.* A building whose primary function is for business or retail use.

*Compatibility.* The positive relationship of alterations to existing buildings and designs for new construction to their environs; compatibility is measured by consistent application of accepted guidelines and standards defining the individual visual character of a specific area.

*Deck.* A structure without a roof directly attached to a principal building, which has an average elevation of 30 inches or greater from finished grade.

*Demolition by Neglect.* The consistent failure to maintain a structure that causes, or is a substantial contributing factor of, the deterioration of building materials to such an extent that the structure is no longer safe or renovation/restoration is no longer feasible, that ultimately leads to the need for physical demolition.

*Directional Character.* Structural shape, placement of openings, and architectural details that give a predominantly vertical, horizontal, or a non-directional character to the building's front façade. For example, a skyscraper would have a vertical character and a one-story ranch house would have a horizontal character.

*EIFS.* Exterior Insulation Finishing System.

*Economic Hardship.* The denial of all reasonable use or return on a piece of property by the application of regulation.

*Elevation.* An exterior façade of a building.

*Entrance.* See *Primary Entrances*.

*Exceptional Importance.* Structures of extraordinary importance because of an event or an entire category of resources so fragile that survivors of any age are unusual. The property is not required to be of national significance; the measure of a property's importance is within the historic context, whether the scale of that context is local, state, or national (National Park Service, National Register Bulletin).

*Executive Director.* The Executive Director of the Chatham County-Savannah Metropolitan Planning Commission.

*Exterior Expression.* Exterior building design features that visually define the number of stories.

*Façade.* Any exterior face of a building.

*Factors Walk Character Area.* A unique historic area within the Savannah National Historic Landmark District distinguished by its access to the Savannah River, parks and green space, proximity to commercial and shipping industry structures, historical structures, cobblestone rights-of-way, and pedestrian bridges. The area is used for recreational purposes including, but not limited to, fishing, boating, picnicking, nature study, and viewing or enjoying historic, archaeological, and scenic sites.

*Fronting.* Facing.

*Glazing.* The clear or translucent material through which light passes into a building; most often glass.

*Green Roof.* ~~Also known as a roof garden. Vegetated roof surfaces that capture rainwater and return a portion of it back to the atmosphere via evaporation (U.S. Green Building Council). See City of Savannah Green Roof Ordinance (Section 8-1178).~~

*Height of building.* The vertical distance measured from the mean finished ground level adjoining the building to the highest point of the roof.

*Historic building.* Structures which possess identified historical or architectural merit of a degree warranting their preservation. A building which is classified as historic is identified on the City of Savannah's Historic Building Map, defined below.

*Historic Building Map.* A catalog of Historic Buildings in map form; a copy is attached to this ordinance.

~~and bearing the designation “Historic Building Map” with the signature and seal of the Clerk of Council, adopted and approved by the Mayor and Aldermen and made a part of the zoning map of the City of Savannah as an “overlay” thereon.~~

*Historic District Height Map.* A map of the Historic District showing the maximum number permissible stories up to which buildings may be constructed in defined areas; a copy is attached to this ordinance ~~and bearing the designation “Historic District Height Map” with the signature and seal of the Clerk of Council, adopted and approved by the Mayor and Aldermen and made a part of the zoning map of the City of Savannah as an “overlay” thereon.~~

*High Stoop.* An elevated entrance landing, typically nine feet (9’) tall, accessed by stairs.

*Historic Fabric.* Original building materials of a historic building.

*Historic Setback.* The average setback of a group of historic buildings along a block front.

*Individual Buildings.* A building that meets the requirements for a stand-alone building by the building code. May be denoted by a fire wall, setback, and/or property line.

*In-kind Repairs.* Minor repairs that do not involve a change in material, placement, or design.

*Lane.* The service corridor subdividing a tithing block in Oglethorpe’s original ward plan. See *Street Types*.

*Large scale development.* Development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel ~~and/or is four stories or greater than four stories in ‘R’ zoning districts or is five-stories or greater in all other zoning districts.~~ In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

*Material Change.* A change that will affect the exterior architectural or environmental features of a building and may include any one or more of the following:

- 1) A reconstruction or alteration of a size, shape or façade of a building including any of its architectural elements or details;
- 2) Demolition of a building or portion of a building;
- 3) Commencement of excavation for construction purposes;
- 4) The introduction or change of signage on any building;
- 5) The erection, alteration, restoration, or removal of any building or structure including walls, fences, steps, pavement or appurtenances.

*Mechanical or Access Structure.* An enclosed, non-habitable structure above the roof of a building, other than a tank, tower, spire, dome cupola or bulkhead, occupying not more than one-third of the roof area. Mechanical or access structures used solely to enclose stairways or elevator machinery, ventilation or air conditioning apparatus shall not count as a story.

*Meeting rail.* The horizontal portion of a double hung window where the upper and lower sash meet.

*Mezzanine.* An intermediate level between the floor and ceiling of a story. Its aggregate floor area is not more than one-third of the area of the room or space in which it is located.

*Monumental Building.* An institutional building such as a church, sanctuary, governmental building, school or institution of higher learning with the primary use as education, theater or museum, having special or unique form because of the nature of its use.

*Mullion.* The bar or divider that separates individual window frames within a series of paired (two) or grouped (three or more) window openings.

*Muntin.* The molding or bar that separates the individual panes of a multi-paned window sash.

*Non-historic.* A building or structure that does not add to the historic associations, historic architectural qualities, or archaeological values for which a property or area is significant because: it was not present during the period of significance, or does not relate to the documented significance of the property or area; due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is no longer capable of yielding important information about the period of significance; or it does not independently meet the National Register criteria for a contributing building.

*Oglethorpe Plan Area.* The original ward pattern of streets and lanes between Bay Street to the north, Gaston Street to the south, Martin Luther King, Jr., Boulevard to the west, and East Broad Street to the east.

*Oglethorpe Plan Ward.* A component of Oglethorpe's Plan for Savannah consisting of four tithing blocks (each containing ten tithing lots) and four trust blocks around a central square, with blocks divided by a series of streets and lanes. See *Street Types* for illustration.

*Oriel.* A projection from the main wall of a building in the form of a bay window that starts above the ground level; may be supported by corbels, brackets, or an engaged column.

*Penthouse.* See *Mechanical or Access Structure* and/or *Story*.

*Portico.* A columned porch or stoop, especially at the main entrance to a building.

*Primary Entrance.* An entrance to a use that has or could have an individual street address. Service doors and emergency exits are not primary entrances.

*Primary Facade.* In the context of an existing building, the façade on which the primary entrance is located. For new construction, the façade which has the primary entrance and which is consistent with the primary facades of the majority of contributing structures on a block and immediately adjacent blocks. For buildings on corner lots, the building may have two primary facades.

*Pergola.* An arbor with a latticework roof.

*Raised basement.* The lowest story of a building raised an entire story above ground level.

*Retail structure.* A building housing a use engaged in retail trade and/or services.

*Roofline.* The exterior form created where the building meets the sky, generally at the roof.

*Roofline Variation.* A significant change in the upper outline of buildings indicated by dormers, towers, bays, or roof shape. A change in the parapet height alone does not constitute a roofline variation.

*Rooftop Garden.* See *Green Roof*.

*Savannah National Historic Landmark District (NHLD).* The Savannah NHLD includes General Oglethorpe's plan of wards, squares and garden lots. The boundaries are the Savannah River to the north, Martin Luther King, Jr. Boulevard to the west, Gwinnett Street to the south, and East Broad Street on the east, including the area in the northeast quadrant known as Trustees Garden.

*Scale.* The relationship of the size of units of construction and architectural detail to the size of a human, and the relationship of building mass to adjacent buildings and open spaces. Scale refers both to the overall building form and individual components of the building.

*Secondary Façades.* Façades that do not front the primary street.

*Service Street.* The north-south street bounding the east and west edges of a ward, usually a one-way street. See *Street Types*.

*Shutter.* A hinged panel that covers a window or door opening in addition to the standard window or door; may be solid panels, louvers, or cutouts or slats for ventilation; located on the exterior or interior; and sized to fit the opening when closed.

*Sill.* The horizontal section that forms the base of a storefront. Also the projecting horizontal base of a window or door.

*Shade Structures.* Similar to awnings, shade structures are permanent, free standing structures intended to provide shade or shelter and are attached to the ground or horizontal surface of a building.

*Square.* Common public open space in the center of a ward, typically one acre in size.

*Steeple.* A tall structure usually having a small spire at the top and surmounting a church tower.

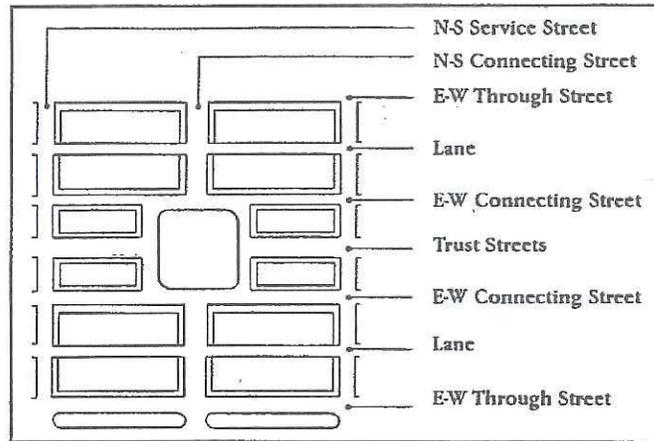
*Storefront.* The ground floor area of a retail building featuring large glass windows.

*Story.* That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story.

A basement that is entirely underground; a crawl space or partial basement that is four feet or less

above grade; and non-habitable rooftop structures such as church spires, cupolas, chimneys, tanks and supports, mechanical or access structures shall not count as a story.

*Street Types.* See illustration below.



*Stucco.* A type of exterior plaster; see *True Stucco*.

*Through Street.* See *Street Types*.

*Tithing block.* A component of Oglethorpe's Plan for Savannah. Tithing blocks are located on the north and south sides of a square and usually consist of two rows of five 60- by 90-foot lots, subdivided by a lane.

*Temporary.* For the purposes of requiring a Certificate of Appropriateness, any object, structure, sign, or fence erected for fewer than 60 days within a 12-month period, or timeframe otherwise agreed upon by the Preservation Officer. The object, structure, sign, or fence physically attached to a building, structure, or the ground for greater than 60 days within a 12-month period or the agreed upon timeframe shall be considered permanent and therefore subject to the provisions of this ordinance.

*Trellis.* Any screening device that has a foundation or is mounted to a wall, fence, building or structure.

*True Stucco.* Exterior plaster applied as a two- or three-part coating directly onto masonry. Historic stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as a binder.

*Trust block.* A component of Oglethorpe's Plan for Savannah. Trust blocks are located on the east and west sides of a square. There are four trust blocks in each ward.

*Trust street.* A component of Oglethorpe's Plan for Savannah. Trust streets are the streets that separate the trust blocks. See *Street Types*.

*Visually Compatible.* See *Compatibility*.

*Visually Related.* The relationship between buildings, structures, squares and places within view of the subject property. Greater weight is placed upon adjacent historic buildings and structures.

(b) *Purpose.* The purpose of the historic district is to promote the educational, cultural, economic and general welfare of the city pursuant to the provisions of the amendment to Georgia Constitution article XI, ratified November 5, 1968 (1968 Ga. Laws, page 1591).

These provisions provide for the preservation and protection of historic buildings, structures, appurtenances and places that are of basic and vital importance for the development and maintenance of the community's vacation-travel industry, its tourism, its culture, and for the protection of property values because of their association with history; their unique architectural details; or their being a part of or related to a square, park, or area, the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on economic, cultural, historical or architectural motives or purposes.

(c) *Boundaries.* The boundaries of the historic district are defined in Georgia Constitution article XI, ratified November 5, 1968 (1968 Ga. Laws, page 1591) and shall be the area bounded on the north by the Savannah River; on the east by Randolph Street between the Savannah River and Broughton Street and by East Broad Street between Broughton and Gwinnett Streets; on the south by Gwinnett Street; and on the west by West Boundary Street, as illustrated in Figure 1.

**Figure 1. Historic District Boundaries**



reappointment for a period of two years after the termination of his or her second term. The term of a board member may be terminated and a new member appointed in the event the board member fails to attend any three consecutive board meetings or in the event of failure to attend any four meetings in any 12-month period.

- (4) *Serve without pay.* Members of the Board shall serve without pay.
- (5) *Organization.* The Board shall elect from its membership a chairman and vice-chairman. The term of office for each such position shall be one year. No member shall serve for more than two successive terms in the same office.
  - a. *Chairman.* The chairman shall preside over the Board and shall sign all certificates of appropriateness approved by the Board.
  - b. *Vice-chairman.* In the absence or disability of the chairman, the vice-chairman shall perform the duties of the chairman and in so serving shall have the same duties and authorities as the chairman.

The preservation officer shall serve as secretary to the Board and shall maintain the records and minutes of the Board.

- (6) *Quorum.* Six members of the Board shall constitute a quorum.
- (7) *Rules of procedure.* The Board shall adopt rules, not inconsistent with the provisions set forth in this section, for the transaction of its business and consideration of applications. Such rules shall provide for the time and place of regular meetings and for the calling of special meetings. All meetings of the Board shall be open to the public; and a public record shall be kept of the Board's resolutions, proceedings and actions.
- (8) *City preservation officer.* The executive director of the metropolitan planning commission, shall be the city preservation officer. The preservation officer shall receive and review all applications for certificates of appropriateness and shall make recommendations for approval or disapproval of the applications to the Board.
- (9) *Meetings.* The Board shall hold regular meetings, but no less than one meeting each month, to review applications for certificates of appropriateness.
- (10) *Calendar.* Applications shall be docketed and placed upon the calendar of the Board, in numeric order, according to the serial numbers of the applications.

(e) *Relationship to zoning districts.* The historic district regulations are intended to preserve and protect historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares, and neighborhoods of the historic district. In all zoning districts within the boundaries of the

historic district, the regulations for both the zoning district and the historic district shall apply. Whenever there is conflict between the regulations of the zoning district and the regulations of the historic district, the regulations of the historic district shall apply.

(f) *Classification of structures.* All structures within the historic district shall be classified and designated on the Historic Building Map. As used in this subsection, the term "structure" shall include any "building," and shall be divided into two classes:

(1) *Historic.* All buildings identified on the Historic Building Map as having historic significance shall be considered "rated" and worthy of preservation and shall be classified as "historic" for purposes hereunder. To be so rated, an historic structure must be fifty years old or older; a building less than fifty years old may be considered for listing on the Historic Building Map if it is found to have achieved Exceptional Importance. In addition to the foregoing, in order to be rated historic, a structure must meet one or more of the following criteria:

- a. Is associated with events that have made a significant contribution to the broad patterns of local, state or national history; or
- b. Is associated with lives of persons significant in our past; or
- c. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant or distinguishable entity whose components may lack individual distinction.

(2) *Non-historic.* All buildings not identified as historic on the Historic Building Map be classified as non-historic for zoning purposes hereunder.

(g) *Certificate of appropriateness required.*

- (1) Certificate of appropriateness approved and issued by the Board shall be required before a permit is issued for any of the following, except as hereinafter provided:
- a. Demolition of an historic structure located in the historic district.
  - b. Moving a structure into or within the historic district or moving an historic structure out of the historic district.
  - c. Material change in the exterior appearance of existing structures located in the historic district by additions, reconstruction or major alterations.
  - d. Any new construction of a building or appurtenance or structure subject to view from a public street or lane.
  - e. Addition or change of awnings.

- f. Material change in existing walls, fences or sidewalks, or construction of new walls, fences or sidewalks subject to view from a public street or lane.
  - g. Erection or placement of any illuminated sign, or of any other sign(s) exceeding three square feet in size, except as provided for in section 8-3116.
- (2) A certificate of appropriateness shall be required before construction can begin, even in cases where a building permit is not required.
  - (3) A certificate of appropriateness approved by the preservation officer, under procedures established in the rules of the Board, shall be required before a permit is issued for certain minor repairs. The list of minor repairs shall be set by a majority vote of the entire membership of the Board and may be added to or deleted from by a majority vote of the entire membership of the Board.
  - (4) *Protective maintenance.* All buildings in the historic district rated historic under Section 8-3030 (g), shall be preserved against decay and deterioration in order to maintain property values, prevent hazards to public safety and health, and rid neighborhoods of negative visual appearances and unsafe conditions. Exterior walls, roofs, foundations, doors and windows shall be maintained in a weather tight condition to prevent structural decay. Lack of maintenance that leads to demolition by neglect shall be considered a exterior alteration requiring a Certificate of Appropriateness. Temporary boarding of openings, not to exceed 30 days, shall be permitted and does not require a Certificate of Appropriateness.
    - a. Routine maintenance: Ordinary maintenance or repair of any historic property to correct deterioration, decay or damage does not require a certificate of appropriateness if the work does not involve a change in design, material, or exterior appearance.
    - b. Securing vacant property: All windows and doors shall be maintained in a weather tight condition. At a minimum, the following must be done to secure vacant properties: a dead bolt lock or other locking device shall be installed on the front exterior door above the existing lockset; all exterior sheathing shall be painted with one coat of primer on exterior surfaces; leaking roofs shall be repaired so that water cannot enter, and; exterior wall covering shall be sheathed such that weather cannot penetrate.
- (h) *Public Notice*
    - (1) *Posting of property.* Except for minor repairs referred to in subsection (g)(3), a sign giving at least fifteen-days' notice of a public hearing on a request for a certificate of appropriateness shall be erected on the premises of the building or structure for which a certificate is being requested. Such sign(s) shall be furnished

by the preservation officer; shall be weather resistant; shall have a minimum size of 22 by 28 inches; shall show the application number, a statement of the proposed action, the scheduled date, time and place of the hearing, and the telephone number to call for further information. Such signs shall be erected within ten feet of any traveled public right-of-way or lane (if the proposed action is visible from such lane) to which the structure abuts and/or faces. The lower edge of the sign shall be of sufficient height to be read from the roadway.

- (2) *Removal of signs.* The applicant shall not remove the sign until a decision on the application has been rendered by the Board. If an application for demolition is denied by the Board, the applicant shall not remove the sign for the period of time set forth in subsection (1)(2), "Demolition of historic buildings."

(i) *Application for certificate of appropriateness.* Application for a certificate of appropriateness shall be made to the office of the preservation officer on forms obtainable at said office. Drawings, photographs, plans and specifications shall show the proposed exterior alterations, additions, changes or new construction in sufficient detail to enable the Board to make a decision as to the merits of the proposal. Such application, and supplementary information, must be filed no later than 20 days prior to any meeting of the Board at which such application is to be heard.

(j) *Action on application for certificate of appropriateness.* The preservation officer shall present the application for a certificate of appropriateness, together with a recommendation for approval or disapproval, to the Board. The Board shall act upon all applications meeting the filing requirements at the next scheduled meeting, or if a quorum is not present, at a special meeting held within 14 calendar days from such scheduled meeting. Nothing herein shall prohibit a continuation of the hearing on an application where the applicant consents. The Board may advise the applicant and make recommendations with regard to the appropriateness. If the Board approves the application, a certificate of appropriateness shall be issued. A copy of the certificate of appropriateness, together with a copy of the approved plans certified by the preservation officer, shall be forwarded to the zoning administrator prior to the issuance of a building permit or authorization to proceed by the preservation officer. If the Board disapproves the application, a certificate of appropriateness shall not be issued. The Board shall state its reasons in writing to the applicant and advise the zoning administrator.

(k) *Time Limitation.* Construction for which a certificate of appropriateness is issued shall begin within 12 months from the date of issuance of the certificate of appropriateness. A one-time extension may be granted by the Board for a period up to twelve months from the date of expiration provided that:

- (1) The original Certificate of Appropriateness has not expired at the time of application for an extension is filed; and
- (2) The site or building conditions have not changed on the subject property and adjacent properties.

Upon expiration of the extension, the applicant must reapply for a Certificate of Appropriateness.

(l) *Criteria for a Certificate of Appropriateness.* The issuance of a Certificate of Appropriateness shall be determined by the following criteria:

- (1) *Preservation of historic structures within the historic district.* An historic structure, portion of a structure, additions, outbuildings, or any appurtenance related thereto which meet the historic criteria defined in Section 8-3030(d)(f)(1), visible from a public street or lane, including but not limited to walls, fences, light fixtures, steps, paving, sidewalks, and signs, shall only be moved, reconstructed, altered, or maintained in a manner that will preserve the historical and exterior architectural features of the historic structure or appurtenance thereto and are consistent with the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation published by the U.S. Department of the Interior. The visual compatibility factors [Section (m)] and the design standards [Section (n)] shall apply.

For the purposes of this section, exterior architectural features shall include but not be limited to the architectural style, scale, general design, and general arrangement of the exterior of the structure, including the kind and texture of the building material, the type and style of all roofs, windows, doors and signs. In considering proposals for the exterior alterations of historic structures in the historic district the documented original design of the structure may be considered.

- (2) *Demolition in the historic district.* Demolition of is deemed detrimental to the public interest and shall only be permitted pursuant to prescriptions of this section.
  - a. All requests for demolition of any building, wall, fence, porch, or stoop within the historic district shall come before the Board.
  - b. Any structure not designated as historic must first be evaluated and considered for historic designation prior to issuance of a Certificate of Appropriateness for demolition.
  - c. A certificate of appropriateness for demolition of a structure rated as historic shall be issued by the Board only when one of the following conditions has been established by clear and convincing evidence pursuant to criteria established herein.
    - i. The demolition is required to alleviate a threat to public health or public safety; and/or
    - ii. The demolition is required to avoid exceptional practical difficulty or undue hardship upon any owner of any specific property. If the difficulty or hardship claimed is economic, the applicant shall be required to submit sufficient evidence to demonstrate that the application of the standards and regulations of this section deprives

the applicant of a positive economic use or return on the subject property.

- d. In granting a certificate of appropriateness for demolition, the Board may impose such reasonable and additional stipulations as will best fulfill the purposes of this ordinance.

A certificate of appropriateness for demolition of a structure rated as historic shall not be issued by the Board until a certificate of appropriateness has been issued approving the replacement structure, except in the case of emergency demolition.

- e. Application requirements to demolish a building rated as historic.

Except for buildings and structures or parts of structures determined by the City Manager to pose an immediate threat to public safety, all demolition applications shall include the following information.

- i. Name and address of the owner of the property.
- ii. The applicant's written statement regarding his knowledge of the historic designation at the time of acquisition.
- iii. A report from a licensed structural engineer in the State of Georgia with demonstrated experience in renovation, restoration or rehabilitation, as to the structural soundness of the building and its adaptability for continued use, renovation, restoration or rehabilitation. Any dangerous conditions should be identified.
- iv. Appraised fair market value of the property from a qualified professional appraiser. The appraisal must include a full market sales report to include comparable sales.
- v. Amount paid for the property. Remaining balance on any mortgage or other financing secured by the property and annual debt service for the previous two years.
- vi. If the property is income producing, the annual gross income from the property for the previous two years; the itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service for the previous two years. The Board may require details of past rental history.
- vii. Price asked and offers received within the previous two years. Most recent assessed values of the property and real estate taxes. Include

evidence of listing for sale.

- viii. Economic incentives and/or funding available to the applicant through federal, state, city or private programs.
- ix. Information documenting the construction date, history and development of the property.

- f. Demolition due to imminent threat to public safety.

Any order for demolition in whole or in part, of any historic building or structure in the historic district due to a dangerous, hazardous or unsafe condition shall not be issued until the order has been reviewed and signed by a licensed structural engineer in the state of Georgia and the city manager.

- (3) *Relocation of historic structures.* An historic structure shall not be relocated on another site unless it is shown that
  - a. the preservation of such a structure, at its current location is no longer necessary to preserve, or is no longer consistent with, the historic integrity of the area in which it is located; and
  - b. such relocation would not negatively affect the historic integrity of the Historic District, generally, nor the area of relocation, specifically.

Relocation of historic structures should be considered a remedy of last resort.

(m) *Visual compatibility factors.* New construction and existing buildings and structures and appurtenances thereof in the historic district which are moved, reconstructed, materially altered, repaired or changed in color shall be visually compatible with structures, squares and places to which they are visually related. The following factors shall be considered in determining the visual compatibility of such a building, structure or appurtenance. These factors shall not be the basis for appeal of an adverse decision. Greater weight shall be given to adjacent historic structures.

- (1) *Height.* New construction shall be permitted to build to the number of stories as shown on the Historic District Height Map [see Height (n)(2)] and the Height of a building and the height of individual components of a building shall be visually compatible to the contributing structures to which it is Visually Related.
- (2) *Proportion of structure's front facade.* The relationship of the width of a structure to the height of its front facade shall be visually compatible to the contributing structures to which it is Visually Related.
- (3) *Proportion of openings.* The relationship of the width of the windows to height of windows within a structure shall be visually compatible to the contributing

structures to which the structure is Visually Related.

- (4) *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the facades visible from the public right-of-way of a structure shall be visually compatible with the contributing structures to which the structure is Visually Related.
- (5) *Rhythm of structures on streets.* The relationship of a structure to the open space between it and adjacent structures shall be visually compatible with the open spaces between contributing structures to which it is Visually Related.
- (6) *Rhythm of entrance and/or porch projection.* The relationship of entrances, porch projections, and walkways to structures shall be visually compatible with the contributing structures to which they are Visually Related.
- (7) *Relationship of materials, texture and color.* The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials, textures, and colors used on contributing structures to which the structure is Visually Related.
- (8) *Roof shapes.* The roof shape of a structure shall be visually compatible with the contributing structures to which it is Visually Related.
- (9) *Walls of continuity.* Appurtenances of a structure such as walls, wrought iron, fences shall form consistent walls of enclosure along a street.
- (10) *Scale of a building.* The mass of a structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing structures to which the structure is Visually Related.
- (11) *Directional expression of front elevation.* A structure shall be visually compatible with the structures to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

(n) *Design standards.* The following design standards shall apply to new construction, additions, and alterations to historic and non-historic buildings and structures unless otherwise described herein. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

- (1) *Streets and Lanes.*
  - a. Development shall preserve or reconstruct the historic ward pattern of streets and lanes within the Oglethorpe Plan Area bounded by the centerline of the following streets: Gaston Street on the South, Bay Street on the

North, Martin Luther King, Jr., Boulevard on the West, and East Broad Street on the East as shown in Figure 2.

- b. Streets and lanes shall not be bridged by development, except on Factor's Walk. Such bridges shall be for pedestrian use only. Factor's Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.
- (2) *Height.* The number of stories as shown on the Historic District Height Map (illustrated in Figure 3) shall be permitted. Provided, however:
- a. Large-Scale Development [see Definitions (a)] shall also be subject to the provisions of section (n)(16), Large-~~scale~~-Scale Development.
  - b. Stories are further clarified as follows:
    - i. Buildings throughout the Historic District, which front a street, shall be at least two stories, except in the Beach Institute Character Area or for accessory buildings which front a lane.
    - ii. Accessory buildings which front a lane shall be no taller than two stories.
    - iii. A mezzanine shall not count as a story. Mezzanines are limited in area; see Section (a) Definitions.
    - iv. A basement that is entirely underground shall not count as a story.
    - v. A crawl space or partial basement that is four feet or less above grade shall not count as a story.
    - vi. Non-habitable rooftop structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over 4 feet high; and Mechanical or Access Structures [see Definitions (a)] shall not be considered a story.
    - vii. Habitable space such as restrooms, bars, dining areas, etc. within a roof or structures above a roof used other than to enclose stairways or elevator machinery shall be considered a story.

**Figure 2.** Map of closed or privately-owned streets and lanes in the Oglethorpe Plan Area.

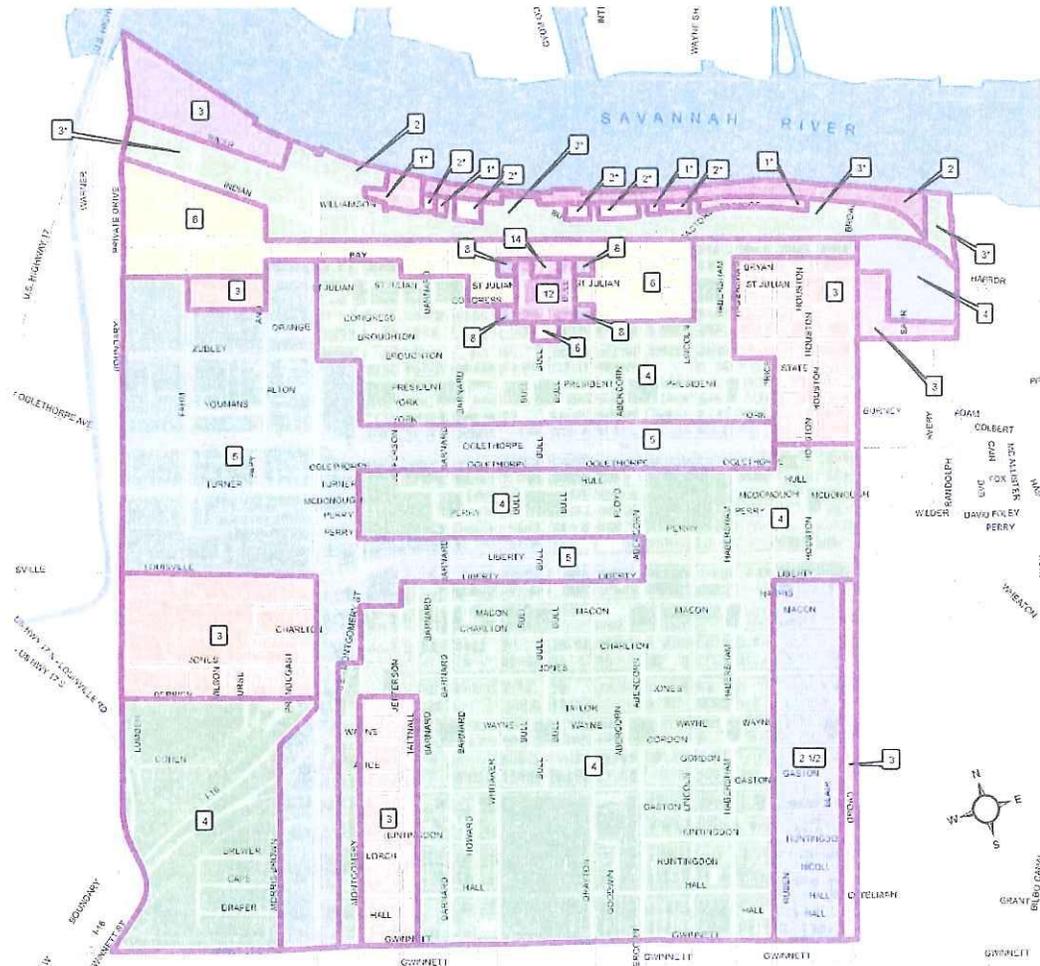


- Savannah Historic Overlay District
- Oglethorpe Plan Area
- Closed or Privately-Owned Street or Lane

1. Bay Lane, between Houston and East Broad
2. St. Julian Street, between Lincoln and Habersham
3. St. Julian Street, between Jefferson and Barnard
4. St. Julian Street, between Montgomery and Jefferson
5. President Street, between Whitaker and Bull
6. President Street, between Barnard and Whitaker
7. York Lane, between Barnard and Whitaker
8. President Street, between Jefferson and Montgomery
9. Montgomery Street, east side of former full Liberty Square
10. Broughton Lane, between MLK and Montgomery
11. State Street, between MLK and Montgomery
12. President Street, between MLK and Montgomery
13. York Street, between MLK and Montgomery
14. York Lane, between MLK and Montgomery
15. Oglethorpe Avenue re-route between Montgomery & MLK
16. Oglethorpe Lane, between Houston and Price

17. Oglethorpe Lane, between Price and Habersham
18. Oglethorpe Lane, between Barnard and Jefferson
19. Oglethorpe Lane, between Jefferson and Montgomery
20. Oglethorpe Lane, between MLK and Montgomery
21. Hull Street, between Montgomery and Jefferson
22. Montgomery Street, east side of former full Elbert Square
23. McDonough Street, between Montgomery and Jefferson
24. McDonough Street, between Jefferson and Barnard
25. Perry Street, between Montgomery and Jefferson
26. Perry Street, between Jefferson and Barnard
27. Jefferson Street, between Liberty and Hull
28. Perry Lane, between Montgomery and Jefferson
29. Perry Lane, between Jefferson and Barnard
30. Liberty Street re-route between Jefferson and MLK
31. Stone Street, (aligned with Liberty Lane), between Jefferson and MLK
32. Liberty Lane, between Lincoln and Abercorn
33. Macon Street, between Bull and Whitaker
34. Macon Street, between Whitaker and Barnard
35. Charlton Street, between Montgomery and MLK
36. Jones Street, between Montgomery and MLK
37. Berrien Street, between Montgomery and MLK
38. Wayne Street, between Abercorn and Drayton

Figure 3. Historic District Height Map



\*Denotes the maximum number of stories or 45 feet above Bay Street as measured at City Hall.

viii. In calculating the dimensions of a story, the following provisions shall apply (except in cases where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area):

- (1) Residential buildings:
  - (i) The exterior expression of the height of raised basements shall be not less than 6'-6" and not higher than 9'-6".
  - (ii) The exterior expression of the height of the first story, or the second story in the case of a raised basement shall be not less than 11 feet.

(iii) The exterior expression of the height of each story above the second shall not be less than 10 feet.

(2) Commercial buildings:

(i) The exterior expression of the height of the ground floor shall not be less than 14'-6".

(ii) The exterior expression of the height of the second story shall be not less than 12 feet.

(iii) The exterior expression of the height of each story above the second shall be not less than 10 feet.

ix. For commercial buildings, stories shall be configured as provided below:

(1) The first story of a retail building shall be designed as a storefront [see Commercial Storefronts (n)(7)].

(2) Subdivide the façade horizontally into base, middle, and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (ie. projecting horizontal band) or change in material. Such feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.

(3) The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.

(4) The exterior visual expression of the top story of buildings over three stories shall be distinctive from the stories below the top story.

(3) *Building Form.* The proposed building form for new construction shall comply with the following:

a. A proposed building on an east-west connecting street shall utilize an existing historic building form located within the existing block front or on an immediately adjacent titling or trust block.

b. A proposed building located on an east-west through street shall utilize an historic building form fronting the same street within the same ward or in an adjacent ward.

- c. A proposed building located on a trust block which fronts into a tithing block shall utilize an historic building form within such trust block. If, however, no historic buildings exist on such trust block, an historic building form from the tithing block across the street shall be utilized.
  - d. A proposed building located on a trust block which fronts another trust block shall utilize an historic building form from the same trust block. If, however, no historic building exists on the trust block, an historic building form from the trust block across the street shall be utilized. If, however, no historic building exists on such trust block, a historic building form from the tithing block across the street shall be utilized.
- (4) *Setbacks.* Setbacks shall comply with the following:
- a. *Front yards.* There shall be no front yard setbacks except as follows:
    - i. On tithing lots where there is a historic setback along a particular block front, such setback shall be provided.
    - ii. On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.
  - b. *Side yards.* A side yard setback ~~is~~ shall not be required.
- (5) *Entrances.* Building entrance locations shall comply with the following:
- a. *Location.*
    - i. A building on a trust lot facing a square shall locate its primary entrance to front the square.
    - ii. A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as the other historic buildings on the same block.
    - iii. A building on a tithing block shall locate its primary entrance to front the east-west street.
    - iv. A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.
    - v. North of Broughton Street a corner building located adjacent to a north-south service street shall have an entrance on the service

street.

- vi. A building along an east-west connecting street fronting a square shall have entrances at intervals not to exceed 50 feet.
  - c. Placement. Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding façades with wood siding.
  - d. Materials
    - i. Permitted: Doors shall be made of wood, clad wood, glass, or steel. For commercial storefronts see Section (n)(7).
    - ii. Prohibited: Vinyl doors; steel-pressed doors simulating wood grain; half-moon, semi-circular, diamond or similar glass insets in doors; boarded-up doors or entrance ways.
- (6) *Exterior walls.* Exterior walls of new construction shall comply with the following:
- a. On lots less than 60 feet in width the front facade shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.
  - b. Wood siding is permitted on row houses only in wards where wood-sided row houses already exist or where more than 75 percent of the lot frontage in the ward contains wood-sided buildings.
  - c. Residential exterior walls shall be finished in brick, wood, or true stucco. Commercial exterior walls shall be finished in brick, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.
  - d. Where wood siding has been determined to be appropriate (see “b” above), smooth finish fiber cement siding may be used on new residential construction, which includes additions. The use of fiber cement siding is prohibited on historic buildings as a replacement for existing wood siding. Fiber cement panels shall not be used in any case in the district.
  - e. Ceramic based coatings and sealers used on siding are inappropriate on buildings in the historic district and shall be prohibited.
- (7) *Windows, Shutters, and Commercial Storefronts.* The following standards shall apply to all development.

a. Windows

- i. Windows facing a street shall be double or triple hung, awning, casement or Palladian.
- ii. Historic windows, frames, sashes and glazing shall not be replaced unless it is documented and verified by the Preservation Officer that they have deteriorated beyond repair. Replacement windows on historic buildings shall replicate the original historic windows in composition, design, and material.
- iii. The boarding of windows and/or window openings shall not be permitted [exceptions may be made for emergency situations as provided in Section on Protective Maintenance (g)(4)]. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.
- iv. Double glazed (simulated divided light) windows are permitted on nonhistoric facades and on new construction, provided, however, that the windows meet the following standards: the muntin shall be no wider than 7/8 inch; the muntin profile shall simulate traditional putty glazing; the lower sash shall be wider than the meeting and top rails; extrusions shall be covered with appropriate molding.
- v. "Snap-in" or between-the-glass muntins shall not be used.
- vi. The centerline of window and door openings shall align vertically on the primary façade.
- vii. All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes. Original openings in historic buildings are exempt.
- viii. Window sashes shall be inset not less than three inches from the exterior facade of a building, excluding exterior surfaces with wood siding.
- ix. The distance between windows shall be not less than for adjacent historic buildings, nor more than two times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the context, or where the proposed design is contemporary and the

Board determines that a wider spacing provides a more visually compatible design.

- x. Paired or grouped windows are permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.
  - xi. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.
  - xii. In new construction windows shall be constructed of wood or wood clad or metal. Solid vinyl windows shall be prohibited.
- b. Shutters
- i. Shutters shall be hinged and operable and sized to fit the window opening. The placement of the horizontal rail shall correspond to the location of the meeting rail of the window.
  - ii. Shutters shall be constructed of durable wood.
- c. Commercial Storefronts
- i. Storefront windows and doors
    - 1. Retail storefront area glazing shall be not less than 55 percent. Such glazing shall be transparent; provided, however, ~~black-opaque~~ glass may be used in the ~~sign area~~ above the storefront window transoms. Storefront glazing shall extend from the sill, or from an 18 to 24 inch tall base of contrasting material, to the lintel.
    - 2. Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.
    - 3. Entrances fronting Broughton Street shall be recessed and centered within the storefront.
  - ii. Materials
    - 1. Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system; bronze, wood, masonry, glazed brick or tile as a base for the storefront.

2. Exterior burglar bars, fixed or roll-down security shutters, or similar security devices shall not be installed in any commercial storefront.

(8) *Awnings, Canopies and Shade Structures.* Awnings, canopies and shade structures shall be subject to the following criteria:

a. ~~Awnings-Installations~~ extending above the public right-of-way shall have a minimum vertical clearance of eight feet (8') above the sidewalk.

b. Residential ~~awnings-installations~~ shall be constructed of canvas, cloth or equivalent. Non-residential ~~awnings-installations~~ shall be constructed of canvas, other equivalent cloth, metal, or glass.

c. ~~Awnings and canopies~~ shall be integrated structurally and architecturally into the design of the façade.

~~e.d.~~ ~~Installations shall and~~ not obscure the character-defining features of historic façades.

~~e.e.~~ The following shall be prohibited:

- i. A single continuous awning that connects two buildings.
- ii. Back-lit or internally lit awnings.

f. ~~Awnings-Installations~~ within the public right-of-way shall be required to obtain an encroachment license from the City of Savannah.

g. ~~Supports shall consist of metal or wood. PVC shall not be permitted.~~

h. ~~Prefabricated shade structures not specifically custom designed for a particular site or building shall be located to the rear of the property, minimally visible, or screened from view. The maximum height shall be 11 feet and the maximum area shall be 100 square feet on any property, unless specifically required by state law for playground equipment. Colors shall be neutral.~~

(9) *Roofs.* Roofs shall comply with the following:

a. Gable roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch are permitted only where a similar historic building roof pitch exists within the same block front.

b. Pitched roofs parallel to the street with less than 4:12 pitch shall have an

overhang or otherwise projecting eave detail and be bracketed, or be screened from the street by a parapet wall.

- c. Parapets shall have a string course and a coping.
  - d. Skylights on historic buildings shall only be visible from a lane.
  - e. On historic buildings, roof decks and pergolas shall not be visible from the front elevation.
  - f. Mansard roofs shall slope from all detached sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.
  - e. Roofs shall be covered with standing seam metal, slate, tile or asphalt shingles.
- (10) *Balconies, stairs, stoops, porticos, and porches.* Balconies, stairs, stoops, porticos, and porches shall be subject to the following criteria:
- a. Wrought iron brackets shall not be used with wood balcony railings.
  - b. Residential balconies shall not extend more than three feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.
  - c. Stoop piers and base walls shall be the same material as the foundation wall facing the street. Infill between foundation piers shall be recessed so that the piers are distinguishable.
  - d. Front stair treads and risers shall be constructed of brick, wood, precast stone, marble, sandstone or slate.
  - e. Wood portico posts shall have cap and base molding. The column capital shall extend outward of the porch architrave.
  - f. Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four inches. For one and two family dwellings the height of the railing shall not exceed 36".
  - g. Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building, such as terra cotta, marble, or metal.
  - h. Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed 9'-6".

- i. Front porches shall not be enclosed in any manner. Historic sSide and rear porches may be screened with fine wire mesh, lattice, glazing or shutters, provided that the porch continues to read as a porch and historic materials and features are retained to the maximum extent possible.
- j. Decks shall be screened from areas visible from the street.
- k. Decks shall be stained or painted to blend with the colors of the main building.
- l. Openings for new exterior basement stairs within the public right-of-way may be established in the BC-1 district provided that the following criteria are met:
  - i. A minimum of three feet (3') of unobstructed sidewalk shall be maintained between the edge of the exterior basement stairs and the tree lawn. A minimum of six feet (6') shall be maintained if no tree lawn is present. No portion of any tree lawn may be used for exterior basement stair space.
  - ii. New exterior basement stairs shall be placed only on a secondary façade.
  - iii. An exterior basement stair shall not dominate the exterior secondary façade of a building or interfere with the visual expression or architectural features of a building.
- m. Balconies, stoops, stairs (including basement stairs), porticos and porches within the public right-of-way shall be required to obtain an encroachment license from the City of Savannah.

(11) *Additions.* Additions shall comply with the following:

- a. Additions on the front of historic buildings shall not be permitted.
- b. Additions to historic buildings shall be located to the rear of the structure or the most inconspicuous side of the building. Additions to roofs shall not be visible from the front elevation. The addition shall be sited such that it is clearly an appendage and distinguishable from the existing main building.
- c. Additions shall be constructed with the least possible loss of historic building material and without damaging or obscuring character-defining features of the building, including, but not limited to, rooflines, cornices, eaves, brackets. Additions shall be designed to be reversible with the least amount of damage to the historic building.

d. Additions, including multiple additions to structures, shall be subordinate in mass and height to the main structure.

fe. Designs for additions may be either contemporary or reference design motifs of the historic building. However, the addition shall be clearly differentiated from the historic building and be compatible as set forth in the visual compatibility factors.

(12) *Fences, Trellises and Walls.* Fences, trellises and walls shall comply with the following:

a. Fences, trellises and walls shall not extend beyond the facade of the front elevation except in the following cases:

i. A building set back on a trust lot with a front garden;

ii. A building set back on an east-west street with a front garden.

b. The height of any fence, trellis, or wall shall not exceed 11 feet or the maximum permitted in Section 8-3051. Rooftop trellis' may exceed 11 feet in height, provided they are visually compatible.

c. Walls and fences facing a public street shall be constructed of the material and color of the primary building; provided, however, iron fencing may be used with a masonry structure.

d. A masonry base shall be used with iron fencing.

e. Wood fences shall be painted or stained.

f. Trellises shall be wood, metal or wire.

g. Barbed wire, razor wire, chain link, vinyl, and PVC fencing are prohibited.

(13) *Lanes, garages and carriage houses.* Lanes, garages and carriage houses shall comply with the following:

a. In historic carriage houses or accessory structures, original entry dimensions shall not be modified.

b. Where carriage houses are to be expanded in depth, such expansion shall not occur on the lane side of the building.

c. New carriage houses and garages may have up to a five-foot setback to allow a turning radius into the garage.

- d. Garage openings shall not exceed 12 feet in width.
  - e. Where garage doors front streets or are adjacent to sidewalks, they shall resemble carriage house doors.
  - f. Roofs shall be side gable, hip with parapet, flat or shed hidden by a parapet.
  - g. Carriage houses, garages, and accessory buildings shall be located to the rear of the property, even in the case that there is no access from a lane.
  - h. Sloped aprons to garages and carriage houses shall not be erected on the public right-of-way.
- (14) *Parking Areas.* Parking areas shall comply with the standards set forth in Section 8-3081 through Section 8-3083 and the following:
- a. Access to parking shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.
  - b. Parking within the ground floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.
  - c. Curb cuts shall be permitted only where access to a lane does not exist, unless required by the City Traffic Engineer or GA Department of Transportation for commercial uses.
  - d. Curb cuts shall not exceed 20 feet in width.
  - e. Where intersected by a new driveway, the sidewalk shall serve as a continuous uninterrupted pathway across the driveway in materials, configuration, and height.
  - f. Asphalt strips or tabs shall not be permitted. Loose paving materials, such as crushed shell or gravel, shall not be permitted within 18 inches of the public-right-of-way.
  - g. Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary facade.
- (15) *Service Areas, Utilities and Mechanical Systems.* Service Areas, Utilities and

Mechanical Systems shall comply with the following:

- a. Electrical vaults, meter boxes, ~~and~~ communications devices and similar equipment shall be located on secondary and rear facades and shall be minimally visible from view.
  - b. HVAC units shall be screened from the public right-of-way.
  - c. Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative grate.
  - d. Refuse storage areas shall be located within a building or shall be screened from the public right-of-way.
  - e. Alternative energy source devices, such as photo voltaic panels, may be permitted on new construction and non-historic buildings. Such devices may be permitted on historic buildings provided they are not visible from a street fronting elevation, excluding lanes.
- (16) *Large Scale Development.* Large-Scale Development [see Definitions (a)] shall comply with the following standards. New construction on Factors Walk and monumental buildings shall be exempt from Large-Scale Development standards.
- a. Visual Compatibility Factors [Section (m)].
  - b. Design Standards [Section (n)]. Should there be a conflict, the large-scale development standards shall take precedence.
  - c. Footprint. Building footprints shall not exceed 13,500 square feet within the Oglethorpe Plan Area (See Figure 2) National Historic Landmark District boundaries (see Figure X). Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings with building footprints equal to or less than the maximum permitted 13,500 square feet may be constructed for shared use(s).
  - d. Mass. A minimum of two (2) of the following devices shall be incorporated into the design:
    - i. Subdivide Horizontally (for residential buildings only). Subdivide the façade horizontally into base, middle, and top (Figure 4). The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band) or change in material. Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior

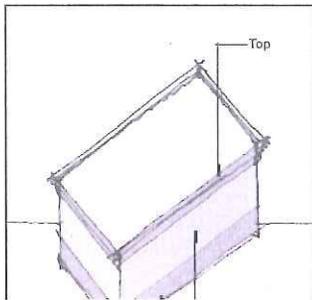


Figure 4

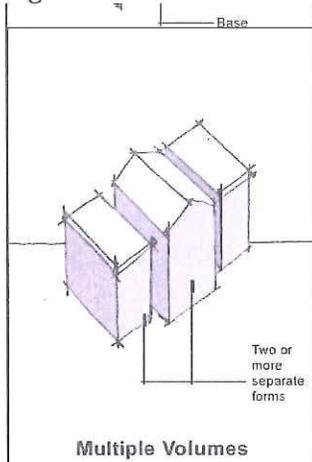


Figure 5

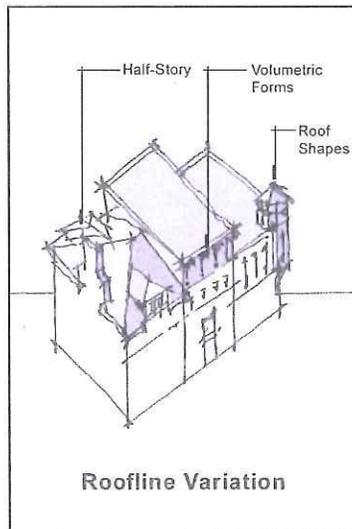


Figure 6

expression.

- ii. **Multiple Volumes.** Use multiple detached volumes made up of two or more separate forms to break up the building into two or more structures (Figure 5).
- iii. **Roofline Variation.** Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade (Figure 6).
- iv. **Setback Standard.** Incorporate setbacks within the façade. Setbacks between street fronting walls shall be at least 24 feet wide and eight (8') feet deep and contain windows in the walls perpendicular to the street (Figure 7). Setbacks shall extend to the ground or begin immediately above the ground floor.
- v. **Recess Standard.** Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four feet (4') in depth (Figure 8). Recesses shall extend to the ground or begin immediately above the ground floor.

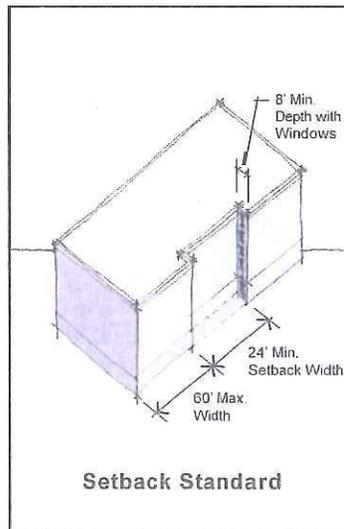


Figure 7

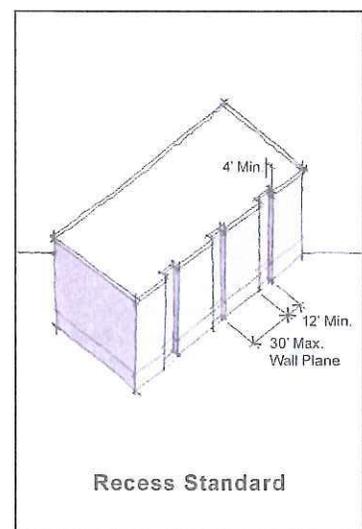
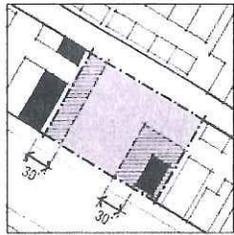
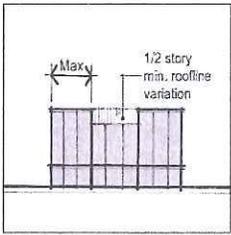
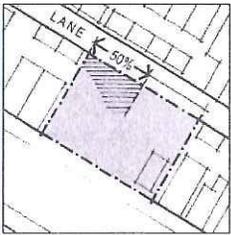


Figure 8

e. Height.

- i. Large-Scale Development shall be subject to the Height standards in Section (n)(2) and the provisions of Table 1. The base zoning district determines if the property is in an “R” zoning district (“R” zoning districts have the word “residential” in the zoning district nomenclature) (See Section 8-3025, Development Standards). For the purposes of this subsection, R-B-C and RIP-C follow the standards for “R” zoning districts.

**Table 1.**

	Historic Building	Roofline Variation	Lane Adjacency	Lane Massing
				
<b>All “R” Zoning Districts</b>	Maximum height shall not exceed one-story greater than a principal historic building (excluding non-historic additions and appendages; see Historic Building Map) on same or abutting lot, for a minimum distance of 30 feet, provided that the height does not exceed limit on the Historic District Height Map (Figure 3).	Maximum frontage of 60 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline [see Definitions (a)].	Maximum height shall not exceed two stories within 20 feet of a lane.	Building footprint shall occupy a minimum of 50 percent of the lot width along the lane.
<b>All Other Zoning Districts</b>	-	Maximum frontage of 120 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline [see Definitions (a)].	Maximum height shall not exceed two stories within 20 feet of a lane when across the lane from an “R” zoning district.	--

ii.

ii. Additional stories above the Historic District Height Map [Section (n)(2)] for non-historic Large-Scale Development.

1. The following properties are eligible for an additional story on the area of the building that is unaffected by Table 1. ~~All Mechanical or Access structures shall be contained within the additional story.~~

(i) 'R' Zoning Districts: A maximum of one-story above the Historic District Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street, and Trust Lots.

(ii) All other Zoning Districts: A maximum of one-story above the Historic District Height Map may be permitted.

2. Access above the bonus story shall be for mechanical maintenance and repairs only.

~~2.3. One or~~ A minimum of two or more of the criteria, at least one from each column below, must be met to qualify for an additional story:

<u>Column 1</u>	<u>Column 2</u>
An historic street or lane, as identified on Figure 2, is restored and dedicated back to the City of Savannah as a public right-of-way;	<del>Affordable Housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager; defined and outlined in the "Affordable Housing Policy" shall be incorporated into the project valued at the lesser of 4% of construction costs for the project, or \$500,000.</del>
Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, <del>lobby,</del> restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances. <u>For every 60 feet of street frontage, a separate active use shall be incorporated. At least 50% of active uses shall be designed so that their primary entrance is only accessed from the exterior (although secondary entrances may provide access from the interior).</u>	<del>And Sustainable Technologies, as outlined in the "Sustainability Policy" shall be incorporated into the project valued at the lesser of 4% of construction costs for the project, or \$500,000. Roofs incorporate sustainable technologies such as green roofs, rooftop gardens, and solar roofs (including solar shingles, roof tiles, or membranes) over a minimum of 50 percent of roof area and so certified by the City Manager.</del>

<p>Exterior building walls incorporate 100 percent modular masonry materials [see (n) 16. f. ii. Exterior Walls] on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades.</p>	<p><u>Archaeology, as outlined in the “Archaeology Policy” is performed on 100 percent of the site with a value of the lesser of 4% of construction costs for the project, or \$500,000.</u></p>
	<p><u>Public art, as outlined in the “Public Art Policy” is provided on site. The art must be valued at the lesser of 4% of construction costs for the project, or \$500,000.</u></p>

f. Exterior Walls

i. Configuration

1. The frontage of buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.
2. Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width. The Board may vary this spacing requirement if historic precedent exists within the context and it is visually compatible.

ii. Materials

1. Required. Building walls on street fronting façades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75 percent of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials [Section (n)(6) Exterior walls].
2. EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, lintels, window hoods, string courses and brackets.

- b. Entrances. Entrances for large-scale development shall comply with Section (n)(5) (Entrances). When those conditions do not apply, the following standards shall be met.
  - i. A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet. On Trust Blocks, a minimum of one primary entrance shall be provided for every 100 feet of street frontage. For development on Broughton Street or on east-west connecting streets, the Entrance standards [see Section (n)(5)] shall take precedence.
  - ii. Buildings greater than four (4) stories and less than 60 feet wide located on a corner tithing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized. Buildings greater than 60 feet in width shall have an entrance located on the east-west street regardless of the location of any other entrances. See Section (n)(5) Entrances, for location of building entrances on Trust Lots and Tithing Lots.

c. Windows and Doors.

- i. Façades fronting streets shall incorporate windows and doors over the following minimum percentage of surface area:
  - 1. Ground level retail uses – 55 percent;
  - 2. Ground level residential uses – 25 percent;
  - 3. Ground level all other uses – 35 percent; and
  - 4. Upper levels all uses – 20 percent.
- ii. Window sashes and door frames shall be inset not less than four inches (4") from all façade surfaces.
- iii. Materials. Wood, clad wood, and metal windows shall be permitted. Solid vinyl windows shall be prohibited.

(17) *Monumental Buildings.* Monumental Buildings shall comply with:

- a. The height requirements as set forth in subsection (n)(2).
- b. Setbacks as identified in subsection (n)(4).

- c. The visual compatibility factors as set forth in subsection (m).

(18) *Character Areas.*

- a. *Factors Walk.* The boundaries of the Factors Walk Character Area are the Savannah River on the north; the centerline of Bay Street on the South; the centerline of Martin Luther King, Jr. Boulevard on the West and the centerline of ~~Randolph~~-East Broad Street extended on the East. Development within the Factors Walk Character Area shall comply with the following:
  - i. New construction along Factors Walk shall front both Bay Street and River Street at their respective levels. Entrances to uses above River Street shall be from upper and lower Factors Walk or from private property; provided, however, entrances to end units may front onto the public ramps.
  - ii. A 10 foot pedestrian setback shall be provided along the river's edge and on the north side of River Street.
  - iii. New construction north of River Street shall be placed perpendicular to the river and shall not exceed two stories in height, unless otherwise indicated on the Height Map as amended August, 2014.
  - iv. Buildings shall be made of brick, ballast stone or wood.
  - v. New construction on the south side of River Street shall not exceed three stories or 45 feet above Bay Street. However, a building or buildings that meet the definition for Large-Scale Development are eligible for a maximum of one additional story above the Historic District Height Map provided that one or more of the following criteria in section [(n)(16)e.(ii)2.] are met.
  - vi. New construction on Factors Walk is exempt from commercial and large-scale development standards.
- b. *Beach Institute.* The boundaries of the Beach Institute Character Area shall be the centerline of the following streets: Liberty Street on the North; Gwinnett Street on the South; East Broad Street on the East and; Price Street on the West. One (1) story buildings shall be permitted as principal use buildings. All other parts of this ordinance shall apply.
- ~~e.~~ *City Market.* The boundaries of the City Market Character Area shall be parcels fronting St. Julian Street from Montgomery Street on the west to Barnard Street on the east. Signage within the boundaries of the City

Market Character Area shall comply with the City Market Sign Criteria as adopted by the Board. All other parts of this ordinance shall apply.

- (o) *Appeals.* Appeals from decisions made pursuant to the requirements of this ordinance and from the design standards contained therein shall be made as follows:
- (1) **Applicability.** Any person adversely affected by any determination made by the Board may appeal such determination. Visual Compatibility Factors shall not be the basis for appeal. An appeal shall follow the procedure established in Sections 8-3165 through 8-3168 except where procedures are provided otherwise in this Subsection. If there are conflicting standards in this Subsection and Sections 8-3165 through 8-3168, the more restrictive standards apply.
  - (2) **Review Authority and Timing for Hearing an Appeal.** An appeal of a decision of the Board shall be made to the Zoning Board of Appeals; however, an appeal relating to demolition of a historic building or structure shall be made to the Mayor and Aldermen. The appeal shall be filed within 30 calendar days of the date of the Board's decision.
  - (3) **Application Requirements**
    - a. **Application.** An appeal shall be made by filing a written notice detailing the specific error allegedly made by the Board and the different result which would have occurred if the appropriate procedures had been followed.
    - b. **Filing.** A notice of appeal shall be considered filed when a complete application is received by the City of Savannah, Development Services Department. For appeals of decisions regarding demolition, the application shall also include a copy of the entire record. The record shall consist of all submittals and filings upon which the action appealed from was taken.
  - (4) **Effect of an Appeal.** The effect of an appeal shall be the same as identified in Section 8-3165(b) (Appeals, Legal Proceeding Stayed).
  - (5) **Process for Review of an Appeal**
    - a. **Appeals to the Zoning Board of Appeals.** The Zoning Board of Appeals shall review the appeal at a public hearing, as required by Section 8-3167 (Public Hearings), and determine if the Board abused its discretion in reaching a decision and/or a procedural error has occurred. If it is determined that an abuse of discretion or procedural error occurred, the Zoning Board of Appeals may approve, modify and approve, reject or remand the application to the Board for reconsideration of any elements of the application that were affected by the error. If the applicant presents new information to the Board, the Board may, at its sole discretion, reconsider

the application in its entirety. The applicant may appeal the reconsidered decision of the Board to Superior Court.

- b. Appeals to the Mayor and Aldermen. The Mayor and Aldermen shall review the appeal at a public hearing, as required by Section 8-3167 (Public Hearing).
- c. Appeals of the Zoning Board of Appeals or of the Mayor and Aldermen may be made to Superior Court and pursuant to Section 8-3167(g) (Public Hearing, Appeals).

(p) Variances.

(1) Applicability.

- a. Projects seeking a variance(s) from the Historic District Height Map, the Design Standards and/or the base zoning district lot coverage standard (Section 8-3025) shall be reviewed by the Board, concurrent with the submittal of an application for a Certificate of Appropriateness.
- b. Other Variances: Requests for all other variances shall be submitted directly to the Zoning Board of Appeals.

(2) Pre-Application Conference. Prior to the submittal of an application for a variance, the applicant shall request and participate in a pre-application conference with the City Preservation Officer.

(3) Application Requirements. An application for a variance shall be submitted in accordance with Section 8-3168 (Forms).

i. Public Hearing Process.

- a. Once an application has been determined to be complete, a public hearing shall be scheduled and notice provided in accordance with Section 8-3167 (Public Hearings).
- b. A variance request within the historic district is a two-part process that requires a finding-of-fact and recommendation from the Board prior to review by the Zoning Board of Appeals. A public hearing and public notice for review by the Board shall follow the same process as provided in Section 8-3167 (Public Hearings) and Article M. (Public Notification).

ii. Review Process. When considering an application for a variance, the Board and Zoning Board of Appeals shall make a finding for each criterion provided in section (6) below as they relate to the variance request. The findings made by the Board shall be placed in a report and attached to the staff recommendation provided to the Zoning Board of Appeals. The findings made by the Board are intended to assist

the Zoning Board of Appeals in its decision-making and shall not be binding on the Zoning Board of Appeals.

A request for a variance shall follow the procedure established in Section 8-3163(c) (Powers and Duties Generally, Request for a Variance). If there are conflicting standards in this Subsection and Section 8-3163(c), the more restrictive standards shall apply.

iii. Height Map Variances.

a. Projects seeking a bonus story shall not be eligible for an additional variance from the Height Map.

b. Variance requests of two or more stories from the Height Map shall not be permitted.

iii-iv. Variance Criteria. The Board shall make a finding for each criterion below and submit a recommendation to the Zoning Board of Appeals.

a. Special Conditions.

- i. Special conditions and/or circumstances exist which are peculiar to the land, buildings, or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district; and
- ii. The special conditions and/or circumstances do not result from the actions of the applicant; and
- iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

b. Literal Interpretation. Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district within the same or immediately adjacent ward under the terms of the Ordinance and would result in unreasonable hardship on the applicant.

c. Minimum Variance. The variance, if granted, shall be the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

d. Special Privilege Not Granted. The variance shall not confer on the applicant's property any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.

- e. General Consistency. The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan, and shall not be detrimental to the public health, safety, or welfare.

iv-v. Time Limitation. If a variance is granted by the Board to the Zoning Board of Appeals, such variance shall be valid one year from the date of the decision granting the variance. Variances are project specific. A one-time extension may be granted by the Board for a period up to twelve months from the date of expiration provided that:

- a. The original determination has not expired at the time of application for an extension is filed; and
- b. The site or building conditions on the subject property and adjacent properties, and criteria supporting the decision to grant the variance, have not changed.

Upon expiration of the extension, the applicant must reapply for a Certificate of Appropriateness.

(g) Amendments. Amendments to this ordinance shall first be reviewed by the Historic District Board of Review and a recommendation provided to the Planning Commission and City Council.



SAVANNAH HISTORIC DISTRICT  
BOARD OF REVIEW

**SAVANNAH HISTORIC DISTRICT AFFORDABLE HOUSING POLICY**  
**DRAFT 02/2017**

As part of the Large Scale Development standards in the Savannah Historic District Ordinance (Section 8-3030), the City of Savannah adopted this policy for use as one possible criterion to qualify for an additional story.

**1. GOAL**

The goal of this affordable housing policy is to promote the creation, rehabilitation, and retention of affordable housing. This policy is meant to serve as a guide for developers who wish to gain a bonus story through adding affordable housing to their development projects, or by funding the Savannah Affordable Housing Fund (SAHF), which provides affordable housing options to Savannah's modest-wage workers. This policy will describe the affordable housing policies, directives, and usage.

**2. DEFINITIONS**

Affordable Housing: Privately or publicly-owned housing, in good condition, for households who generally earn less than \$48,000 a year and who pay no more than 30% of their gross household income to rent or purchase a dwelling (Affordable Housing & Regulatory Reform Task Force).

**3. DIRECTOR OF FUNDS**

Funds allocated from this policy will be distributed to the Savannah Affordable Housing Fund which is administered and implemented by the City of Savannah Housing Department and its non-profit housing partner, Community Housing Services Agency, Inc. (CHSA).

**4. POLICY USAGE CONDITION**

- Funds received from the Large Scale Development Affordable Housing Policy shall be distributed to the Savannah Affordable Housing Fund *only* to be used on existing residential structures or new construction within, or as near as practicable to, the Savannah Historic District.
- The Preservation Officer shall participate in the SAHF Advisory Committee meetings to provide comment on annual investment allocations for development types, and to evaluate results of SAHF's yearly outcomes.

**5. SITE QUALIFICATIONS**

All sites within the boundaries of the Savannah Historic District are eligible to qualify for a bonus story meeting if the project meets this criterion.

**6. PROJECT FUNDS**

The lesser of four (4) percent of the eligible construction costs, or \$500,000 must be dedicated to affordable housing on site, or paid to the Savannah Affordable Housing Fund. Eligible costs include designing, building, and equipping the facility as well as site work. The cost will be based on the estimate provided with the building permit application. The applicant must provide an estimated budget for the affordable housing indicating the project's fulfillment of the four (4) percent criteria.

*End*



SAVANNAH HISTORIC DISTRICT  
BOARD OF REVIEW

SAVANNAH HISTORIC DISTRICT ARCHAEOLOGY POLICY  
DRAFT 02/2017

As part of the Large Scale Development standards in the Savannah Historic District Ordinance, (Section 8-3030), the City of Savannah adopted this policy for use as one possible criterion to qualify for an additional story.

1. GOAL

Savannah has a long and significant history extending from Native American use of the area as early as 8,000 B.C, through 18th century colonial settlement, the American Revolution, the early 19<sup>th</sup> century, the Civil War, Reconstruction, and the 20<sup>th</sup> century. Much of this history survives only in archaeological components beneath the ground. These sites and the unique information they contain are important to residents, visitors, the local economy, and to the collective knowledge of all people. The preservation and documentation of these archaeological sites contributes directly to the overall quality of life of area residents, economic opportunities, and educational advancements.

The goal of this policy is to promote archaeology in a consistent and predictable manner. The goals of archaeology in general are to understand the history of past societies, to determine how people in these societies lived, to understand why the societies change through time, and the preservation of cultural resources.

2. DEFINITIONS

*Archaeology* is the science that studies human cultures through the recovery, documentation and analysis of material remains and environmental data, including architecture, artifacts, biofacts, human remains and landscapes.

An *Archaeological site* is a property or location which has yielded or may yield information on the city's history or prehistory. Archaeological sites may be found anywhere within the Savannah Historic District including historic sites, private properties, city properties, and other areas of the district.

The *Archaeologist* that fulfills the obligations of this policy must meet the *Secretary of the Interior's Professional Qualifications Standards*. The standards are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. Additionally, preferably their experience should include finding sites and features in an urban context, experience in all phases of archaeological investigation, and a working knowledge of Savannah history.

An *artifact* is an object that is a product of human modification or object which has been transported to a site by people. In this policy, found objects over 50 years old are considered artifacts.

The *City Archaeologist* is an individual with general responsibility for assessing the archaeological resources of the city and directing, conducting or coordinating the monitoring, testing or salvage archaeology excavations of resources. The individual may either be a city employee or an individual employed by the City on a contract basis.

*A disturbance* means the cumulative digging, excavating, site preparation work or other such construction activities, regardless of the number of individual excavation or construction areas, related to an archaeological site.

*A feature* is a localized area of human activity, such as, but not limited to, a well, cistern, privy, trash pit, midden or post hole.

*Monitoring* means the observation by a professional archaeologist of the removal of hardscapes and other materials (using methods that result in the least amount of disturbance to the soil) that prevent archaeological investigation of the ground and subsurface. Monitoring is not a substitute for Phase I, II or III archaeological investigations.

*A resource* is any prehistoric or historic district, site, building, object or other real property of historical, architectural or archaeological value. The properties may include, but are not limited to, monuments, memorials, Native American habitats, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure troves, features, artifacts or other objects with intrinsic historical or archaeological value, or any part thereof relating to history, government, or culture of the city

*Mitigation/Phase III archaeology* includes the archaeological excavation of a proposed disturbance (or a portion thereof) prior to its destruction by construction, or any other form of site disturbance. Mitigation archaeology shall be concentrated only within the confines of the disturbance areas in order to save site data which otherwise would be lost due to the disturbance. The extent of mitigation archaeology is dependent on the proposed area of construction or disturbance, the estimated significance of the site and resources, the costs of the archaeology efforts, time constraints, and the degree of evidence of resources.

*Survey* is typically Phase I of a project and uses research, limited subsurface investigation (through shovel testing, limited stripping, and/or remote sensing) to determine the presence/absence of a site, its size, and time period.

*Testing* is generally Phase II of a project and indicates additional subsurface excavation beyond the survey level using test unit excavation, limited controlled backhoe stripping and excavation, and additional remote sensing if needed. Testing can indicate the degree of preservation of a site (and therefore its potential to provide information), the site type, its extent, and multiple chronological sequences indicates the limited subsurface excavation or remote sensing or a proposed disturbance (or a portion thereof) to determine the potential, type or extent of the archaeological site. Testing may include shovel tests, remote sensing, careful stripping with a smooth blade bucket on a back hoe, establishing archaeological excavation units and the screening or excavated material for artifact recovery.

### 3. ARCHAEOLOGY PLAN

At a minimum, the archaeology plan must include these three sections: an Archaeology Section, a Curation Section, and an Outreach and Education Section. The Archaeology Plan must meet the *Secretary of the Interior's Standards and Guidelines for Archaeological Documentation* and be reviewed and approved by the City Archaeologist.

The *Archaeology Section* must address the research design and research questions, fieldwork methodology, the laboratory analyses, and provide an outline of the proposed report. Significant consideration of all analyses must be considered, not only analysis of artifacts. This should include ethnobotanical and faunal analyses. The plan must note that a management summary will be produced and submitted to city contact staff within two weeks of completion of the fieldwork. This section must include site research, site survey and testing, archaeological mitigation, and site monitoring only as necessary during the removal of hardscapes and materials that inhibit access by archaeologists to soils. Monitoring shall not be used in lieu of Phase I, II, or III standard archaeological procedures.

The *Curation Section* must be included with the Archaeology Section and submitted concurrently. The plan must detail where the artifacts and all project records (field forms, maps, field books, photographs, etc.) will be curated and how they will be prepared for curation. Curation fees must be included in the budget and in the overall plan at the time the plan is submitted. Artifact curation, conservation, cataloging and recording must all be considered.

The *Outreach and Education Section* must detail the proposed public outreach components and how they will be incorporated into the overall Archaeology Plan time line. The plan should indicate how the outreach will be evaluated to determine if it was successful. Public outreach and education should be both broad and in-depth. The outreach shall include ways to provide the public with an introductory awareness about the history and archaeology of the site, as well as the opportunity to gain a deeper understanding about how this information contributes to the overall knowledge of history.

#### **4. APPROVAL PROCESS**

HDBR new construction Part I approval must include a draft Archaeology Plan to be evaluated by the City Archaeologist. HDBR new construction Part II approval must include the final Archaeology Plan and be approved by the City Archaeologist. An archaeologist, hired by the developer, shall supervise the process to ensure the Archaeology Plan is followed.

#### **5. ELIGIBLE CONSTRUCTION COSTS**

Eligible costs include designing, building, and equipping the facility, as well as site work. The cost will be based on the estimate provided with the building permit application.

#### **6. ARCHAEOLOGY FUND**

The lesser of four (4) percent of the eligible construction costs or \$500,000 must be spent on archaeology, curation, and education. One (1) percent of the four (4) percent shall be put into the City of Savannah's Archaeology Fund to cover plan review and other

administrative costs. The applicant must provide an estimated budget for the Archaeology Plan indicating the project's fulfillment of the four (4) percent criteria.

In the unlikely event that research, archaeological survey and testing demonstrate that the project site lacks important or intact archaeological resources, the developer must allocate the remaining funds to the City Archaeology Fund. This fund shall be maintained by the City specifically for implementing and managing archaeology projects, education, and related activities within the Savannah Historic District.

## **7. OWNERSHIP, CURATION OF ARTIFACTS, AND RESPONSIBILITIES**

All artifacts uncovered, recovered or discovered during the course of any testing, archaeological investigations or monitoring on private property shall belong to the owner of the property on which the artifacts were found. Likewise, all artifacts uncovered, recovered or discovered during the course of any testing, archaeological investigations or monitoring on public property shall belong to the City of Savannah. The only exception is human remains; if found contact local law enforcement and follow Georgia legislative code regarding such remains. Property owners are strongly encouraged to donate archaeological artifacts as an entire collection to one of the following recognized curatorial facilities for long-term storage, care, protection and preservation:

- a. Georgia Southern University, Statesboro, GA
- b. University of Georgia, Athens, GA
- c. West Georgia State University, Carrollton, GA
- d. Any other recognized curatorial facility that meets the *Secretary of the Interior's Standards and Guidelines for Archaeological Documentation* and is located within the State of Georgia.

This allows for current and future researchers to gather new information from the collections that will add to our body of knowledge about Savannah.

The Archaeologist responsible for the project (the Principal Investigator) must curate the project notes and records along with the artifacts if the artifacts are curated at one of the recognized institutions listed above in a-d. If the artifacts remain in the possession of the landowner, the Principal Investigator is responsible to submit the project notes and records to the City of Savannah Research Library and Municipal Archives in the manner required by that institution.

The Archaeologist responsible for the project (the Principal Investigator) must complete a Georgia Archaeological Site Form and a site report that meets or exceeds Secretary of Interior Guidelines, and file the Site Form and the final report with the Georgia Archaeological Site File. The Principal Investigator shall provide one copy of the final report to the City of Savannah Research Library and Municipal Archives, one copy to the Georgia Historical Society, and one copy to the Bull Street Library in Savannah. The Principal Investigator shall notify the City Archaeologist in writing when all reports have been sent.

## **8. PUBLIC PROPERTY**

No individual is permitted to excavate, search for or remove artifacts on public (City) property (including squares, parks, streets, lanes, tree lawns, etc.) without the written permission of the City of Savannah.

*End*



SAVANNAH HISTORIC DISTRICT  
BOARD OF REVIEW

SAVANNAH HISTORIC DISTRICT PUBLIC ART POLICY  
DRAFT 02/2017

As part of the Large Scale Development standards in the Savannah Historic District Ordinance, (Section 8-3030), the City of Savannah adopted this policy for use as one possible criterion to qualify for an additional story.

1. **GOAL**

The goal of this public art policy is to enhance Savannah's public spaces and create unique, engaging places. Public art can take many forms. This policy will describe the public art policies, guidelines, and application process. It is meant to serve as a guide for developers who wish to gain a bonus story through adding public art to their development projects.

2. **DEFINITIONS**

For Public Art and related definitions please refer to the "Markers, Monuments, and Public Art Master Plan and Guidelines for the City of Savannah."

*Public Art Committee (PAC):* The Public Art Committee shall be comprised of the following: one member of the Historic District Board of Review, one member of the Cultural Affairs Commission, the MPC Historic Preservation Director, the Director of the Park and Tree Department, the Director of the Department of Cultural Affairs, the Director of Development Services, a representative from Telfair, a representative from the SCAD Museum of Art and a representative from the King-Tisdell Cottage Foundation.

3. **ARTIST QUALIFICATIONS**

Artist qualifications must meet the minimum required in the "Markers, Monuments, and Public Art Master Plan and Guidelines for the City of Savannah."

4. **PUBLIC ART PLAN**

The Public Art Plan must include the following, although additional information may be incorporated:

A. Public Art Type and Location

This section will describe in detail the type of art (sculpture, mural, bike rack, etc.) proposed, as well as its location on the site. It will also describe how it contributes to the site and its accessibility to the public. A timeline and site plan shall be included.

B. Artist Selection Process

This section will identify the proposed artist selection process, including artist qualifications. The selection process and artist qualifications must meet the minimum standards specified in “Markers, Monuments, and Public Art Master Plan and Guidelines for the City of Savannah.”

#### C. Maintenance Plan

This section will describe in detail what maintenance will be required, maintenance cost, maintenance frequency, and maintenance responsibility.

#### D. Budget

This section will include a detailed budget for the proposed art, including, but not limited to, artist fee(s), production cost, ongoing maintenance, installation fees, and any other related expenses. This budget must consist of a minimum of the lesser of four (4) percent of the eligible construction costs, or \$500,000.

### 5. ARTWORK CRITERIA

The public art must enhance the public sphere. This includes, but is not limited to, sculptures, murals, building elements, infrastructure (such as lights, bike racks, etc.) and landscaping. The art does not have to be physically accessible to the public, but it must be visually accessible. It cannot be located on the roof or on the interior of a building. The piece of art must also be permanent.

The requirement can be fulfilled by multiple public art elements on the site; however, the art must respond to the site in which it is located. All public art, including building elements, must be completed by a qualified artist and be outside the scope of the building design itself. The art cannot be building elements required under other standards. Public art off site may be considered, but it must be located in the context of the proposed building.

Public art must meet the criteria outlined in the “Master Plan and Guidelines for Markers, Monuments, and Works of Art.”

### 6. APPROVAL PROCESS

HDBR new construction Part I submittal must include a draft Public Art Plan for review by the Public Art Committee. HDBR new construction Part II submittal must include the final Public Art Plan for evaluation and approval by the Public Art Committee. The public art element must be complete prior to receiving a Certificate of Occupancy. In addition, a public art professional, hired by the developer shall supervise the process to ensure the Public Art Plan is followed.

### 7. ELIGIBLE CONSTRUCTION COSTS

The lesser of four (4) percent of the eligible construction costs, or \$500,000 must be spent on public art. Eligible costs include designing, building, and equipping the facility as well as site work. The cost will be based on the estimate provided with the building permit

application. The applicant must provide an estimated budget for the art indicating the project's fulfillment of the four (4) percent criteria.

**8. PUBLIC ART FUND**

If the applicant is unable to provide adequate public art to equal the lesser of four (4) percent of eligible construction costs, or \$500,000, the remainder of the funds shall be donated to the City Public Art Fund. This fund shall be maintained by the City specifically for implementing and managing public art projects, maintenance, and related activities.

**9. MAINTENANCE AND REPAIR**

The building owner will be responsible for the maintenance and repair of all public art elements on private property. The art must be maintained in good condition and repaired when damaged. The City is not responsible for any upkeep, maintenance, or repair related to art on private property. If the artwork is located on public property, an escrow account must be set up to pay the cost of maintenance and repair. The amount shall be determined by the Park & Tree Department.

**10. REMOVAL OR ALTERATION OF PUBLIC ART**

Public art shall not be removed without an approved piece of public art of equal or greater value installed on the subject property. Public art shall not be altered without the approval of the Public Art Committee.

*End*



SAVANNAH HISTORIC DISTRICT  
BOARD OF REVIEW

**SAVANNAH HISTORIC DISTRICT SUSTAINABILITY POLICY**  
**DRAFT 02/2017**

As part of the Large Scale Development standards in the Savannah Historic District Ordinance (Section 8-3030), the City of Savannah adopted this policy for use as one possible criterion to qualify for an additional story.

**1. GOAL**

The goal of this sustainability policy is to create more sustainable, environmentally friendly buildings. Sustainable technology can take many forms. This policy will describe the sustainability policies, guidelines, and application process. It is meant to serve as a guide for developers who wish to gain a bonus story through adding sustainable elements to their development projects.

**2. DEFINITIONS**

- LEED/Sustainability Consultant: A professional with experience in the relevant area who leads and manages the sustainable elements of the project, including calculating cost and effectiveness of sustainable technology.
- Green Roof: See City of Savannah Green Roof Ordinance (Sec. 8-1178)
- Sustainability Director: City of Savannah Director of Sustainability responsible for evaluating compliance with the Sustainability Plan.
- Sustainability: The ability to maintain or improve standards of living without damaging or depleting natural resources for present and future generations

**3. ACCEPTABLE TECHNOLOGY**

The following types of technology are acceptable, but other proven technology that can meet the standards will be considered:

1. Green Roofs;
2. Rain Gardens;
3. Zero Waste Technology;
4. Renewable Energy Technology such as solar panels.

**4. SUSTAINABILITY PLAN**

- Must include a LEED consultant or related professional;
- Must include budget for the project as a percentage of eligible project costs;
- Include details of technology (technologies);

- Must include funding for ongoing maintenance and scheduled city inspections if necessary.

#### 5. TECHNOLOGY CRITERIA

While creative solutions are encouraged, the proposed options within the Sustainability Plan must be proven to work and the effectiveness detailed in the Sustainability Plan. Green roofs must follow the Green Roof Ordinance. All sustainable technology must also meet HDBR requirements.

#### 6. APPROVAL PROCESS

HDBR new construction Part I approval must include a conceptual idea for sustainable technology integration and be evaluated by the Sustainability Director. HDBR new construction Part II approval must include the final technology designs and be approved by the Sustainability Director. The sustainability element must be complete and inspected by the Sustainability Director for consistency with the approved plan prior to receiving a Certificate of Occupancy. In addition, a sustainable technology professional, such as a LEED consultant, hired by the developer, shall supervise the process to ensure the Sustainability Plan is followed.

#### 7. ELIGIBLE CONSTRUCTION COSTS

The lesser of four (4) percent of the eligible construction costs or \$500,000 must be spent on sustainable technology. Green roofs must cover 100% of the eligible roof area as determined by the Sustainability Director. Eligible costs include designing, building, and equipping the facility, as well as site work. The cost will be based on the estimate provided with the building permit application. The applicant must provide an estimated budget for the sustainable technology indicating the project's fulfillment of the four (4) percent criteria.

#### 8. SUSTAINABILITY FUND

If the applicant is unable to provide adequate sustainable technology equal to the lesser of four (4) percent of eligible construction costs or \$500,000, the remainder of the funds shall be donated to the City Sustainability Fund. This fund shall be maintained by the City specifically for implementing and managing sustainability projects, maintenance, and related activities within the Savannah Historic District.

#### 9. MAINTENANCE AND REPAIR

The building owner will be responsible for the maintenance and repair of all sustainable technology installed on the property. The technology must be maintained in good condition and repaired when damaged. The City is not responsible for any upkeep, maintenance, or repair related to sustainable technology. The applicant must provide a maintenance plan, which includes a maintenance schedule and related details, as well as a maintenance budget. Annual inspections may also be required.

#### 10. REMOVAL OR ALTERATION OF SUSTAINABLE TECHNOLOGY

Sustainable technology shall not be removed without an approved replacement of equal or greater monetary and sustainability value installed on the subject property. Sustainable technology shall not be altered without the approval of the Sustainability Director.

*End*



**Existing Hotels in the Study Area as of 2/22/17 (all hotels are located in the Historic District)  
Includes Total Room Number, Zoning, Bonus Floor, Variance and Off-street Parking Information**

Property	Hotel	Address	Rooms	Date Opened	Zoning District	Variance(s)/ Bonus Floor *	Selected
2-0015 -02-001	17Hundred90	307 E. President St	26	--	RIP-A		
2-0004 -13-008	Andaz Savannah Hotel	14 Barnard	151	2009	BC-1	None	
2-0031 -20-015	B Historic Savannah	320 Montgomery	100	2008	BC-1	None	
2-0015 -08-012A	Ballastone Inn	14 E Oglethorpe	16	1980	RIP-A		
2-0003 -14-001	Best Western Plus	412 W Bay	89	1974	B-C		
2-0004 -07-001	Bohemian Hotel	102 W Bay	75	2009	B-B	Variance: 3 stories (for 6 total)	
2-0005 -05-001	Brice Hotel (Kimpton)	601 E Bay	145	2014	R-B-C		
2-0003 -11-007	Comfort Inn and Suites (Future Element Hotel)	630 W Bay	76	2002	B-C		
2-0004 -07-017	Cotton Sail Hotel	126 W Bay	56	2014	B-B		
2-0031 -13-003	Courtyard by Marriott-Downtown	415 W Liberty	156	2001	B-C		
2-0015 -34-001	DeSoto Hotel	15 E Liberty	246	1968	RIP-C		
2-0016 -03-009	Doubletree Hotel-Historic District	411 W Bay	151	2002	BC-1		
2-0032 -51-004	Dresser-Palmer Inn	211 E Gaston	16	1997	RIP-A		
2-0004 -17-011	East Bay Inn	225 E Bay	28	1984	BC-1		
2-0032 -16-005	Eliza Thompson House	5 W Jones	25	1975	RIP-A		
2-0016 -33-005	Embassy Suites	605 W Oglethorpe	150	2013	B-C	Variances: multiple design items	Active Gro
2-0016 -22-012	Fairfield Inn	135 MLK	140	2016	B-C	Bonus Floor approved.	
2-0015 -13-006	Foley House Inn	14 W Hull	18	1978	BC-1		
2-0032 -46-009	Gastonian	220 E Gaston	17	1985	RIP-A		
2-0032-04-004	Hamilton-Turner House	330 Abercorn	17	1997	RIP-A		
2-0016 -34-001	Hampton Inn & Suites	603 W Oglethorpe	154	2006	B-C		
2-0004 -17-010	Hampton Inn & Suites Savannah	201 E Bay	145	1997	BC-1		

**Existing Hotels in the Study Area as of 2/22/17 (all hotels are located in the Historic District)  
Includes Total Room Number, Zoning, Bonus Floor, Variance and Off-street Parking Information**

Property	Hotel	Address	Rooms	Date Opened	Zoning District	Variance(s)/ Bonus Floor *	Selected
2-0005 -02-007	Homewood Suites	611 E River	160	2015	B-B	Bonus Floor approved.	Modular Green Room
2-0016 -01-005	Hotel Indigo	201 W Bay	252	1983	BC-1		
2-0004 -08-001	Hyatt Regency Savannah	2 W Bay	351	1981	B-B		
2-0044 -04-001	Mansion on Forsyth Park	700 Drayton	125	2005	RIP-B-1		
2-0004 -46-008	Marshall House	123 E Broughton	68	1999	BC-1		
2-0004 -12-001	Olde Harbor Inn	508 E Factors Walk	24	1985	B-B		
2-0004 -33-002	Planters Inn	29 Abercorn	56	--	B-C-1		
2-0015 -01-003	Presidents Quarters	225 E President	16	1987	RIP-B-1		
2-0003 -15-003	Quality Inn Savannah Historic District	300 W Bay	52	1961	B-C		
2-0031 -18-020	Residence Inn	500 W Charlton	109	2009	B-C		
2-0004 -10-001	River Street Inn	115 E River	86	1986	B-B		
2-0032 -42-009 / Multiple	Savannah Bed and Breakfast Inn	121 W. Gordon Street	31	--	RIP-A		
2-0016 -36-015	Spring Hill Suites	150 Montgomery	162	2009	BC-1	Variance: 1 story (for 6 total)	
2-0004 -18-008	Staybridge Suites	301 E Bay	104	2006	R-B-C		
2-0016 -33-003	Thunderbird Inn (Motel)	611 W Oglethorpe	42	1964	B-C		
			<b>4038</b>				

\* Research conducted from 2006 to present day only.

**Hotels Under Construction in the Landmark District (as of 2/15/17)**

Property	Hotel	Address	Rooms	Zoning District	Variance(s)/ Bonus Floor *
2-0016 -22-014	Aloft	512 W. Oglethorpe	135	B-C	Bonus floor approved. Variances: Design standards
2-0015-30-002 / 2-0015-20-006	Perry Lane Hotel	255 Perry St	168	B-C-1	
2-0003-02-003 & 4 / 2-0003-01-003	Plant Riverside Marriott	River St	419	B-B	
2-0003 -08-001	Savannah (Tribute Portfolio)	412 Williamson St	169	B-B	Bonus Floor approved. Variance: Windows
			<b>891</b>		

\* Research conducted from 2006 to present day only.

**Hotels Under Review in the Landmark District (as of 2/15/17)**

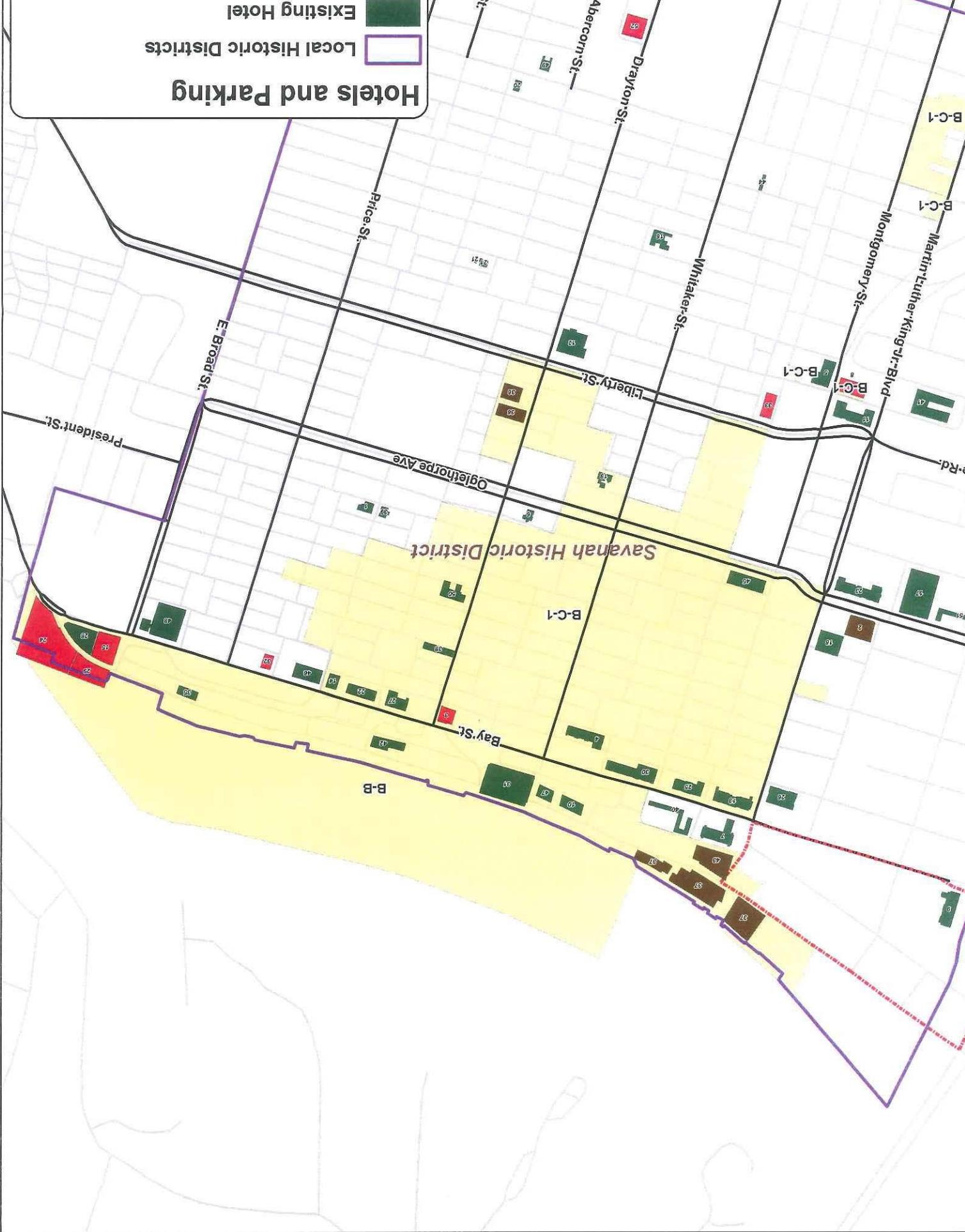
Property	Hotel	Address	Rooms	Zoning District	Variance(s)/ Bonus Floor *	Selected Incentive	Pa
2-0004 -15-001 & 011A	American Building	21 E. Bay St	50	BC-1			Nc
2-0031 -19-001	Cambria	321 Montgomery	101	BC-1	Bonus Floor approved.	Active Ground Floor Retail	Nc
2-0005 -02-003	Hilton	620 E River St	214	B-B			Pr sp on
2-0005 -02-003	Hotel Anne**	602 E River	96	B-B			Nc
2-0004 -19-006	Lark Hotel	401 E Bay	54	R-B-C			Nc
2-0031-15-002-6	Liberty Hotel	W Liberty St	111	RIP-B	Seeking a bonus floor.	Unknown	Nc
2-0005 -02-006	Unnamed Hotel	600 E. Bay St	171	B-B			Nc

# Hotels and Parking

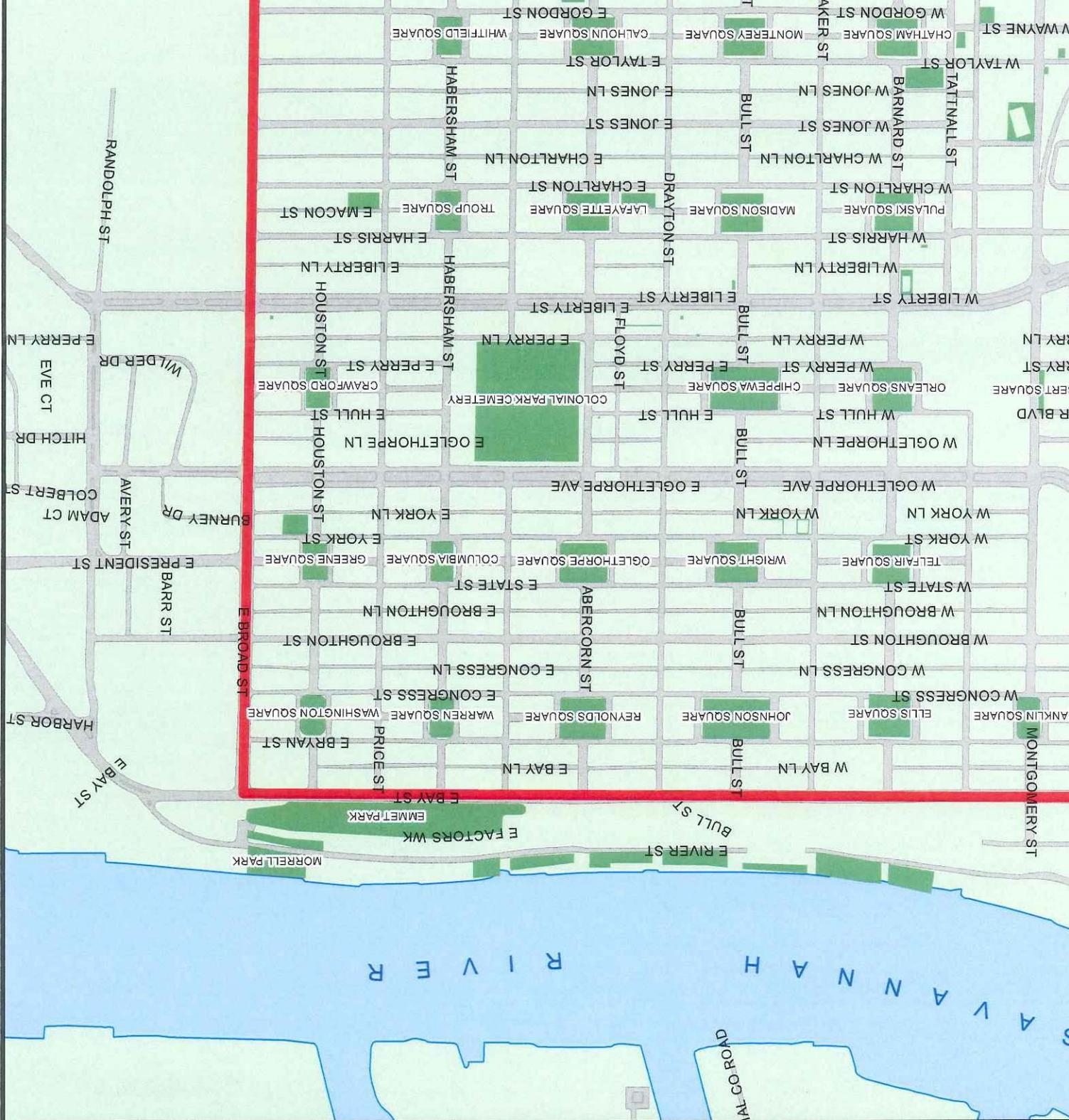
Local Historic Districts



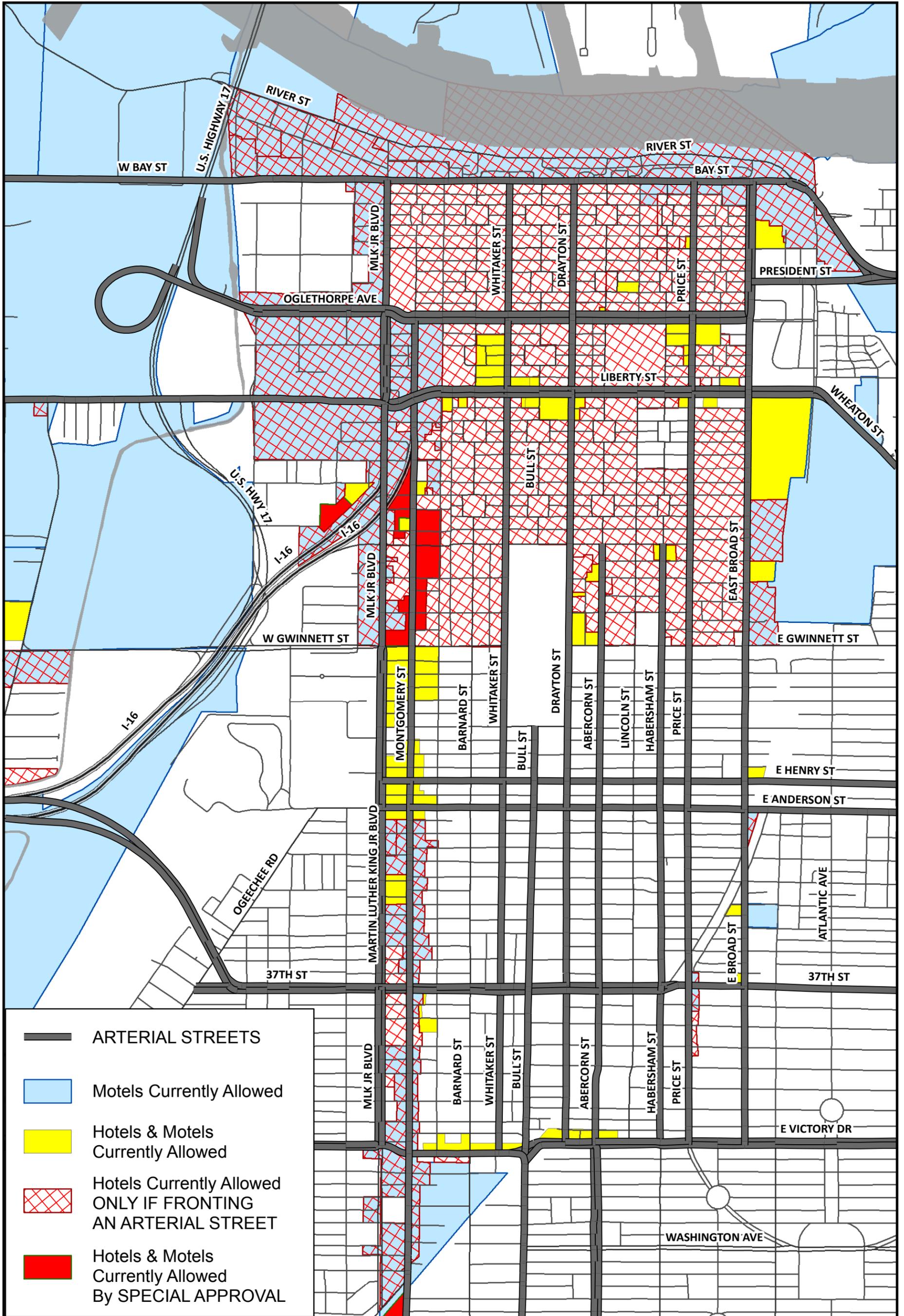
Existing Hotel



# P: OGLETHORPE PLAN AREA



# Hotels & Motels - Zones Currently Allowed

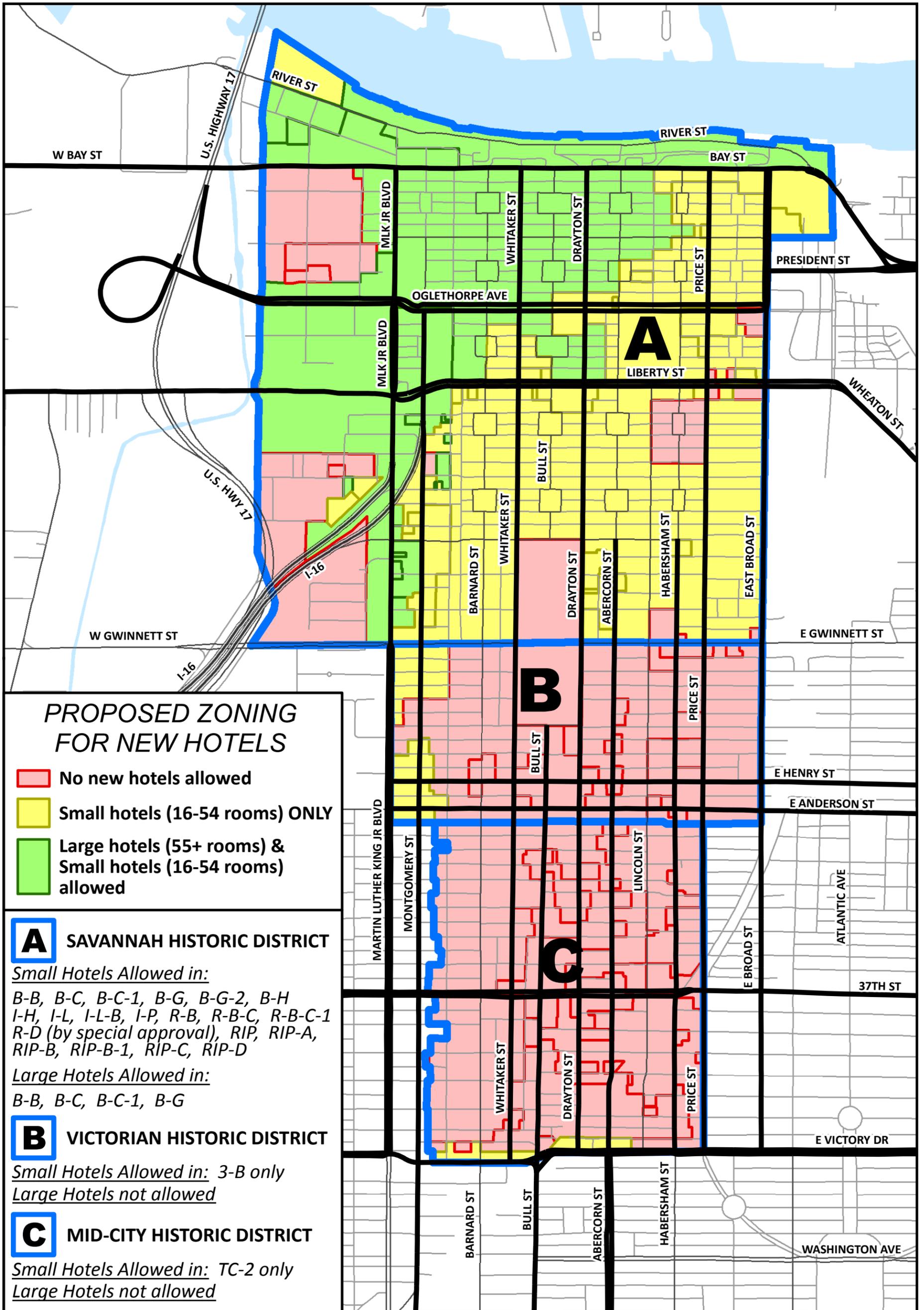


-  ARTERIAL STREETS
-  Motels Currently Allowed
-  Hotels & Motels Currently Allowed
-  Hotels Currently Allowed ONLY IF FRONTING AN ARTERIAL STREET
-  Hotels & Motels Currently Allowed By SPECIAL APPROVAL

05 APRIL 2017



# Hotels & Motels - Proposed Allowability Savannah, Victorian & Mid-City Historic Districts

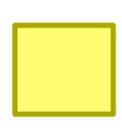


22 MAY 2017

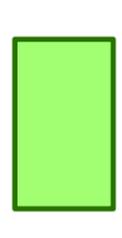


### Proposed Zoning for New Hotels

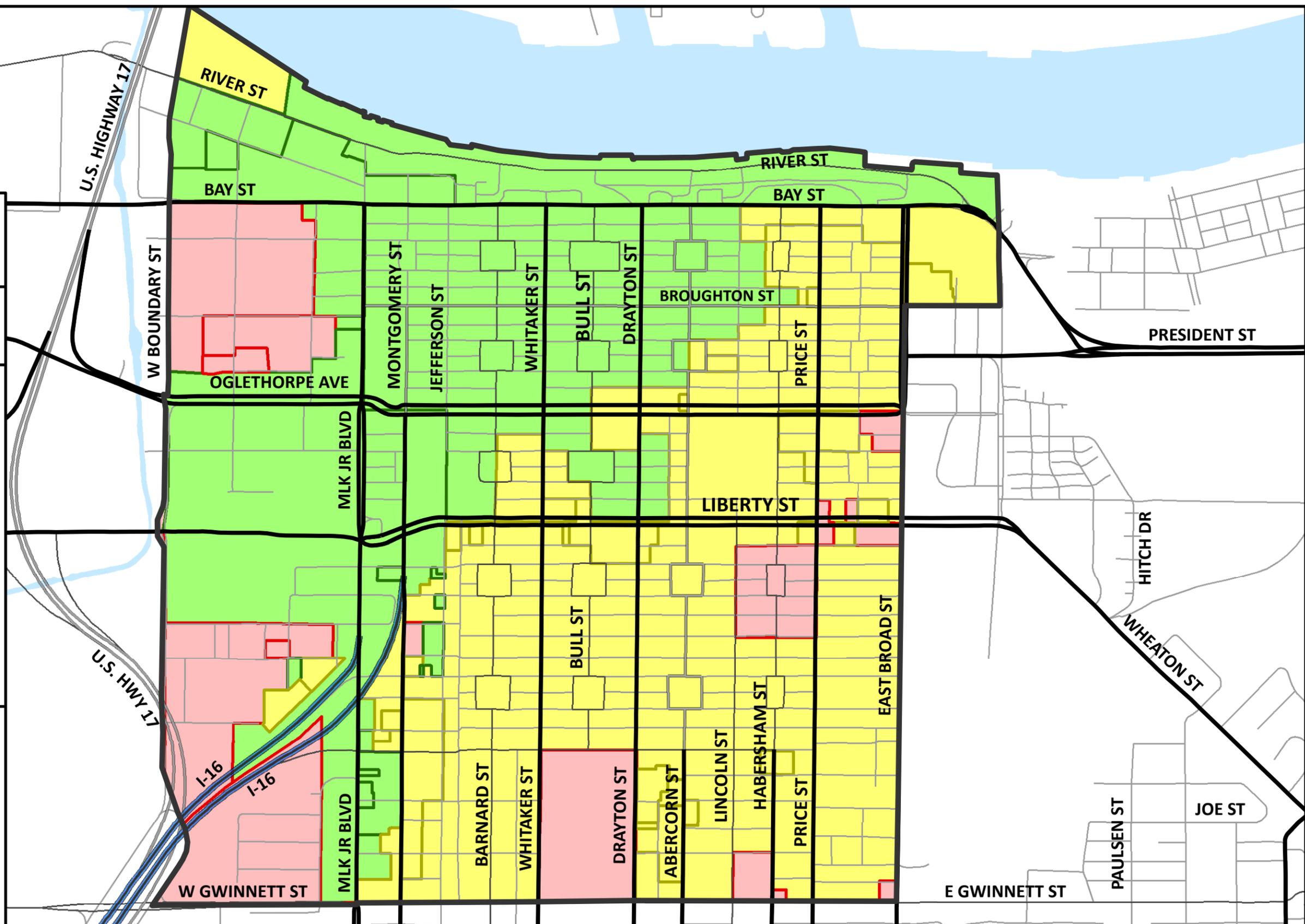
 No new hotels allowed

 Small hotels (16-54 rooms) ONLY

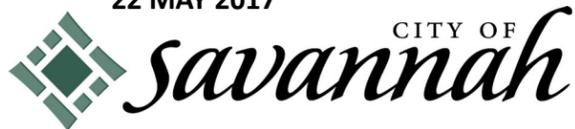
*B-B, B-C, B-C-1  
B-G, B-G-2, B-H  
I-H, I-L, I-L-B, I-P  
R-B, R-B-C, R-B-C-1  
R-D (by special approval)  
RIP, RIP-A, RIP-B  
RIP-B-1, RIP-C, RIP-D*

 Large hotels (55+ rooms) & Small hotels (16-54 rooms) allowed

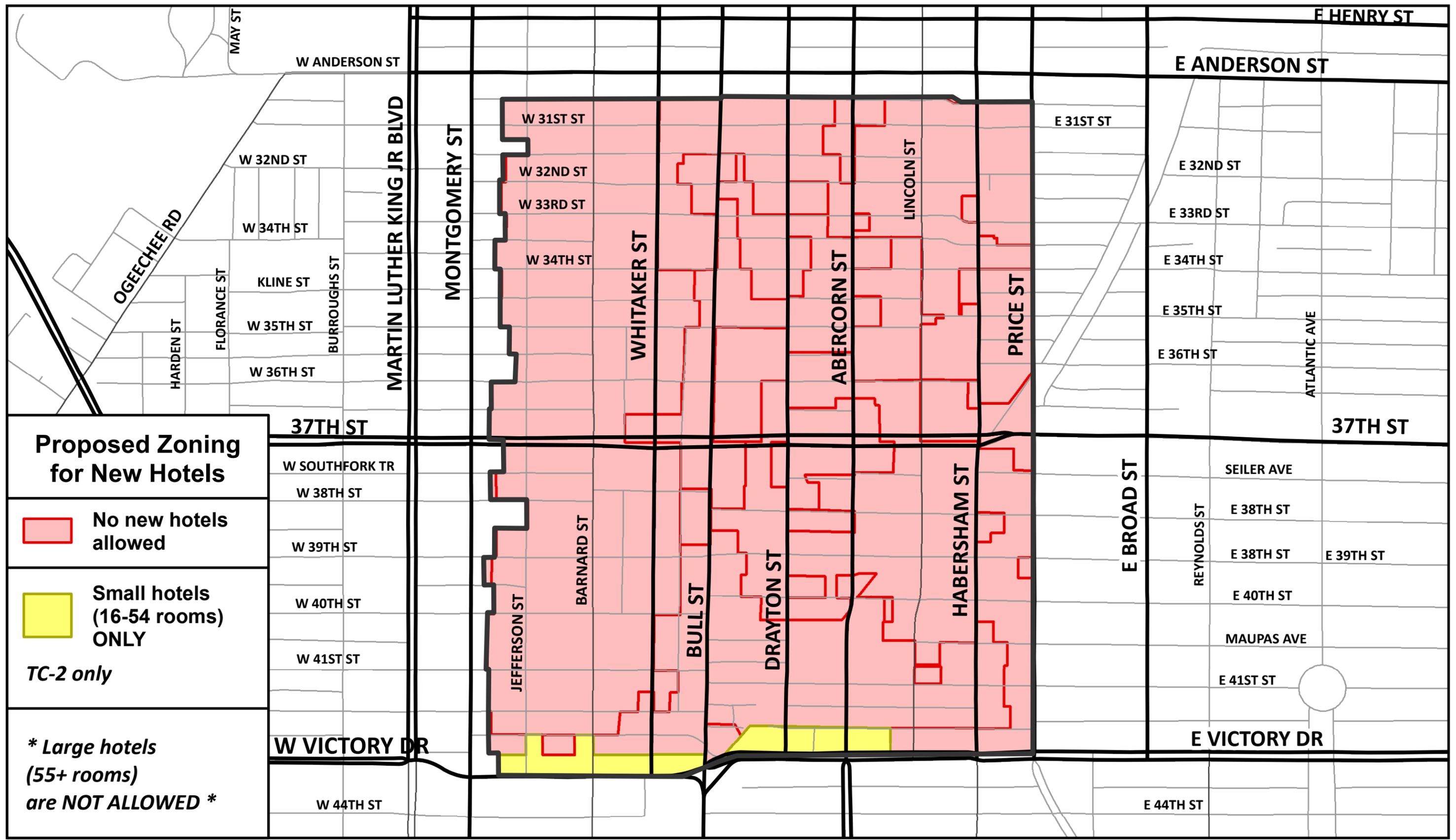
*B-B, B-C, B-C-1, B-G*



22 MAY 2017

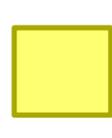


## Savannah Historic District Hotels - Proposed Allowability



**Proposed Zoning  
for New Hotels**

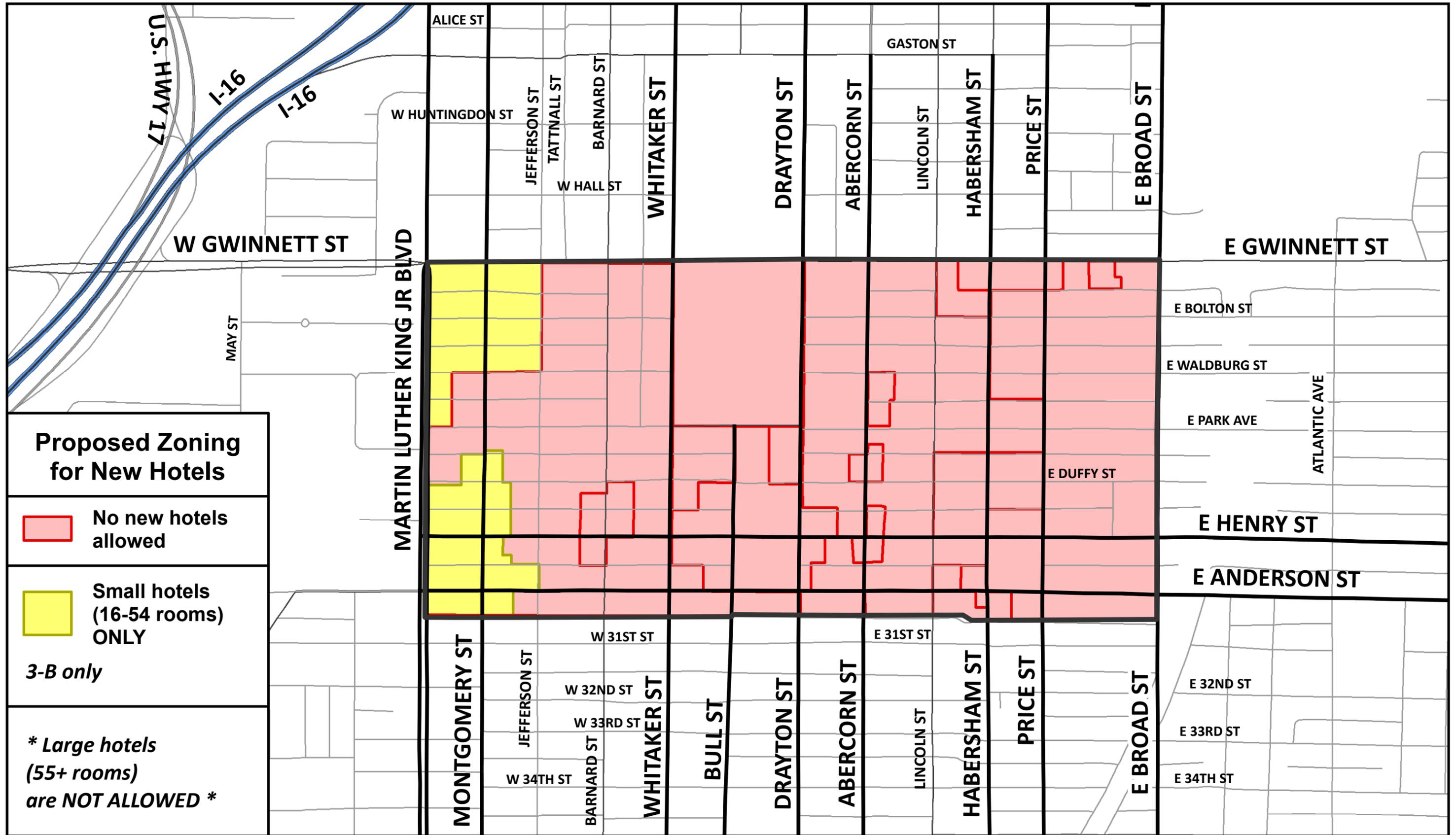
 No new hotels  
allowed

 Small hotels  
(16-54 rooms)  
ONLY

*TC-2 only*

*\* Large hotels  
(55+ rooms)  
are NOT ALLOWED \**





**Proposed Zoning  
for New Hotels**

 No new hotels  
allowed

 Small hotels  
(16-54 rooms)  
ONLY

*3-B only*

*\* Large hotels  
(55+ rooms)  
are NOT ALLOWED \**

