

HUDSON HILL-BAYVIEW ZONING REPORT BACK

August 2025

AGENDA

- Background
- Industrial Sites and Code Compliance
- Commercial Zoning and Neighborhood Businesses
- Residential Zoning Report Back
 - May 17 Meeting Results
- Online Survey
- Next Steps
 - Residential Zoning Alternatives

AREA OF REVIEW



Mary Calder
Golf Club
Course

Hudson Hill
Golden Age
and
Neighborhood
Community
Center

26

WC Ross Park



0 500 1,000 Feet

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CURRENT ZONING

EXISTING ZONING

C-P: Conservation-Park

RSF-6: Residential Single-family-6

RTF: Residential Two-family

RMF-2-10: Residential Multi-family-2-10 Units per Acre

RMF-2-40: Residential Multi-family-2-40 Units per Acre

B-N: Neighborhood Business

B-C: Community Business

I-L-R: Light Industrial-Restricted

I-L-T: Light Industrial-Transition

I-L: Light Industrial

I-H: Heavy Industrial



EXISTING ZONING

C-P: Conservation-Park

RSF-6: Residential Single-family-6

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B-N: Neighborhood Business

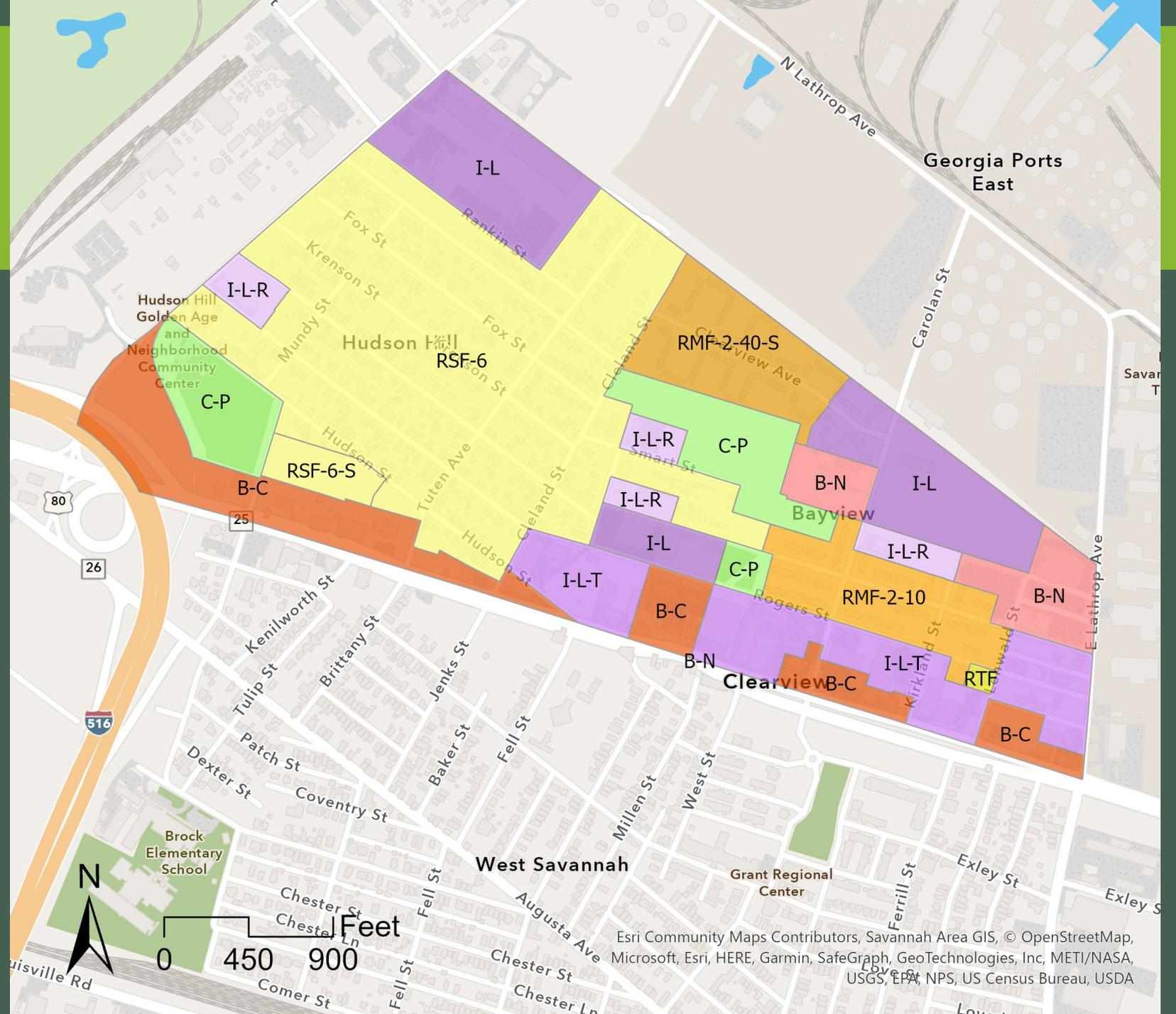
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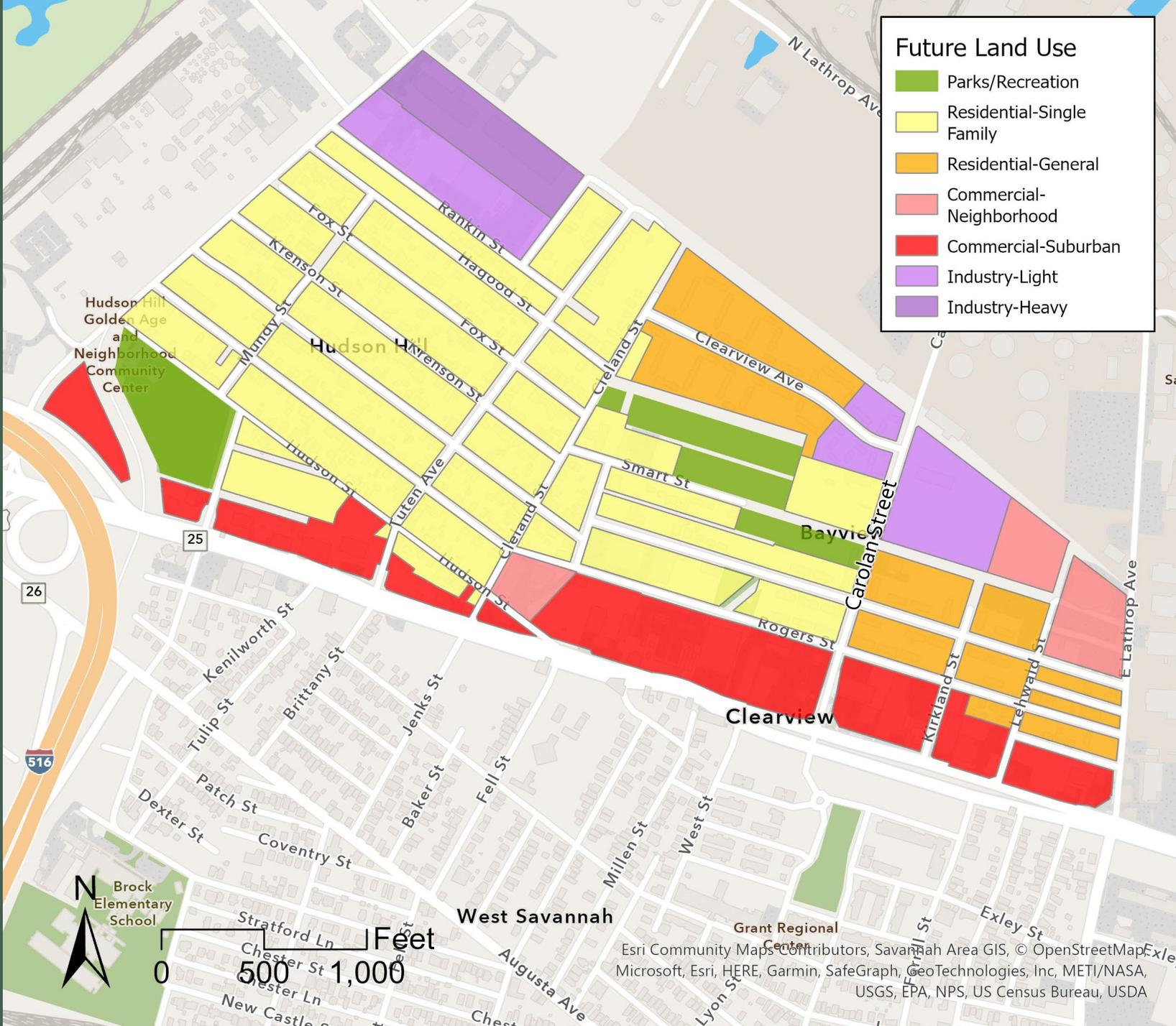
FUTURE LAND USE

FUTURE LAND USE MAP

- Part of “Plan 2040” Chatham County – Savannah Comprehensive Plan
- Shows what types of development is desired in the future
- Housing types and business types recommended based on existing character, expected growth, investments in infrastructure
- Used to guide zoning decisions

Future Land Use

- Parks/Recreation
- Residential-Single Family
- Residential-General
- Commercial-Neighborhood
- Commercial-Suburban
- Industry-Light
- Industry-Heavy



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INDUSTRIAL SITES AND CODE COMPLIANCE



2112 Rankin Street

210 Carolan Street

2008 W Bay Street

W. Lathrop Ave

Savannah City Limits

Hudson Hill/Bayview

W. Bay St

E. Lathrop Ave

2008 W BAY STREET



- Zoned B-C
- Vehicles parked in RSF-5 lot in rear
- Code compliance case opened
- Owner has agreed to remove vehicles

210 CAROLAN STREET



- Zoned I-L-R
- Vehicles parked in RMF-2-10 lots to the south
- Code Compliance case opened
- Some vehicles removed, Code Compliance continuing inspections

2112 RANKIN STREET



- Zoned I-L
- Storage of petroleum products
- Approved in 2013 as Trucking Company – Fuel and Lubricant
- Received zoning information in 2015 stating outdoor storage tanks are not permitted
- Property owner contacted, City gathering information

INDUSTRIAL BUFFERING

Many industrial uses and sites predate current buffering rules

Buffer requirements are triggered by new construction

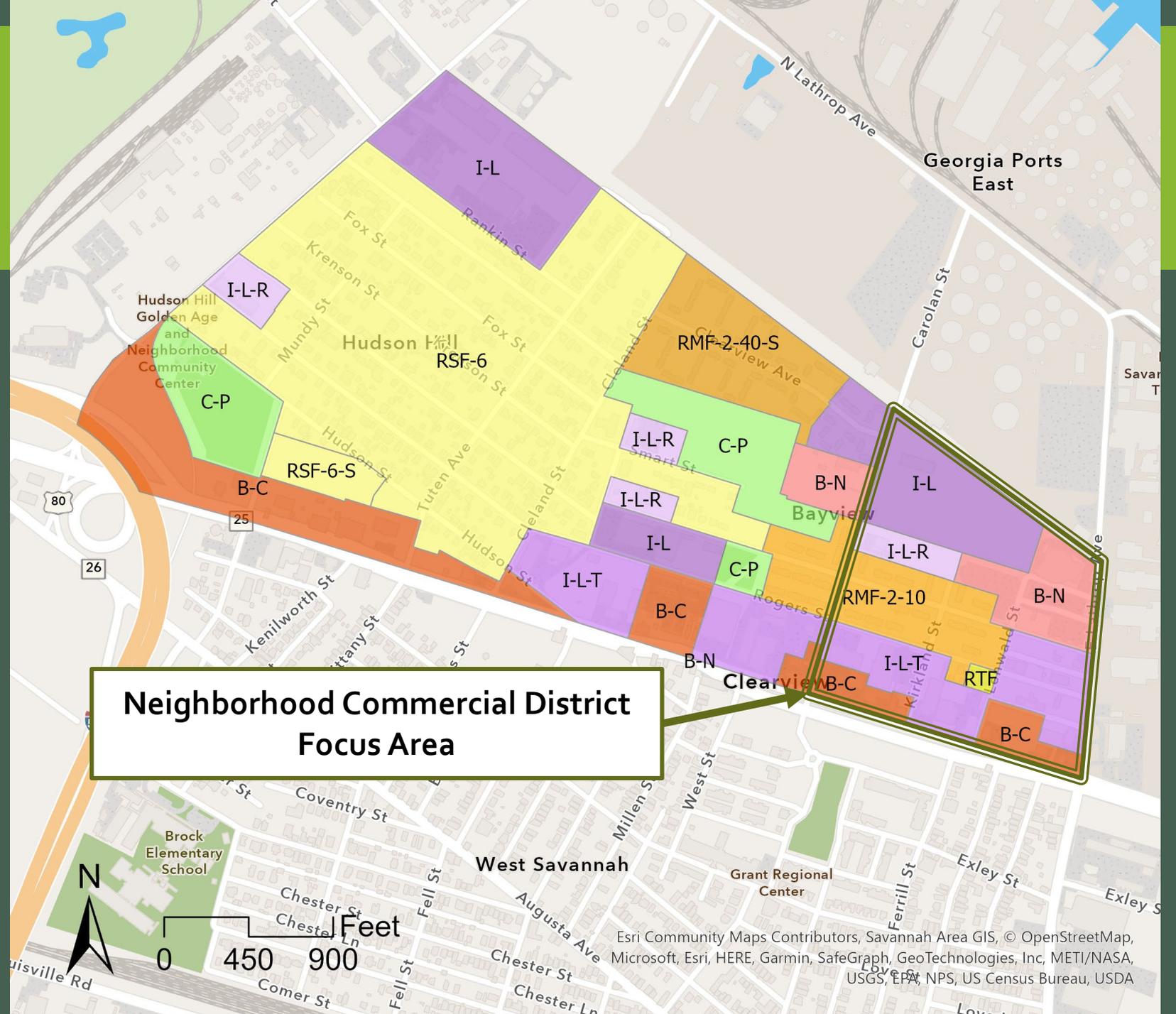
Examples: New buildings, building additions, increase in area of paved surface

City cannot force installation of buffers on existing sites; can review old ordinance to ensure compliance with applicable rules

NEIGHBORHOOD COMMERCIAL

NEIGHBORHOOD COMMERCIAL

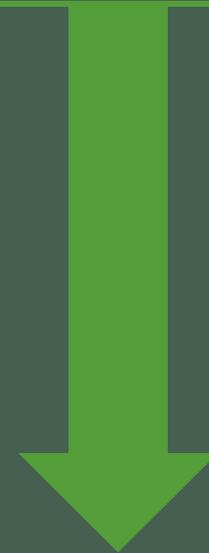
- Neighborhood plan supports rezoning to allow small business and reduce industrial
- Choose zoning that allows the desired blend of businesses
- Need to consider factors such as street types, market demand, and the floodplain



NEIGHBORHOOD COMMERCIAL

- Most appropriate zoning districts are:
 - B-C (Community Business)
 - B-N (Neighborhood Business)
 - B-L (Limited Business)
 - O-I (Office and Institutional)
 - OI-T (Office and Institutional-Transition)

Variety and intensity of commercial uses decrease as you go down the list



NEIGHBORHOOD COMMERCIAL

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▪ B-C (Community Business)

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▪ O-I (Office and Institutional)

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100-YEAR FOODPLAIN (LIGHT BLUE)



RESIDENTIAL ZONING

RSF-6 ZONING



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RESIDENTIAL ZONING GOALS

Match zoning to existing lot sizes and setbacks

Allow existing duplexes

Consider potential for new duplexes and additional housing types

Allow accessory dwelling units (ADU)

LOT SIZE AND DUPLEX ANALYSIS

- NewZO rezoned much of residential area in Hudson Hill to RSF-6
- RSF-6 (Residential Single Family-6)
 - Minimum lot width of 60
 - Minimum lot area of 6,000 square feet
 - Duplexes not permitted
- Existing duplexes that are no longer allowed are “nonconforming”
- Duplexes can continue to be used as long as not vacant for more than one year
- Lots that are too small/narrow can still be developed with single-family houses

WHAT DOES “NONCONFORMING” MEAN?

- Nonconforming means a structure, housing type, or business type that was allowed by the zoning ordinance when it was created
- Over time, changes to the zoning ordinance made the structure or use illegal
- Nonconforming structures and uses have legal protections that allow them to continue to be used
- If the structure or use is left vacant or abandoned for a certain period of time, the legal protections are lost
- When the nonconformity protection is lost, permission to reuse it must be given by the Zoning Board of Appeals (ZBA); the ZBA can also allow an increase in the size of a nonconformity

LOT WIDTHS

Lot Width (ft)

- 0 - 29
- 30 - 39
- 40 - 49
- 50 - 59
- 60 - 360



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LOT AREAS

Area (sq. ft.)

0 - 3,999

4,000 - 4,999

5,000 - 5,999

6,000 - 50,000



MAY 17 MEETING RESULTS

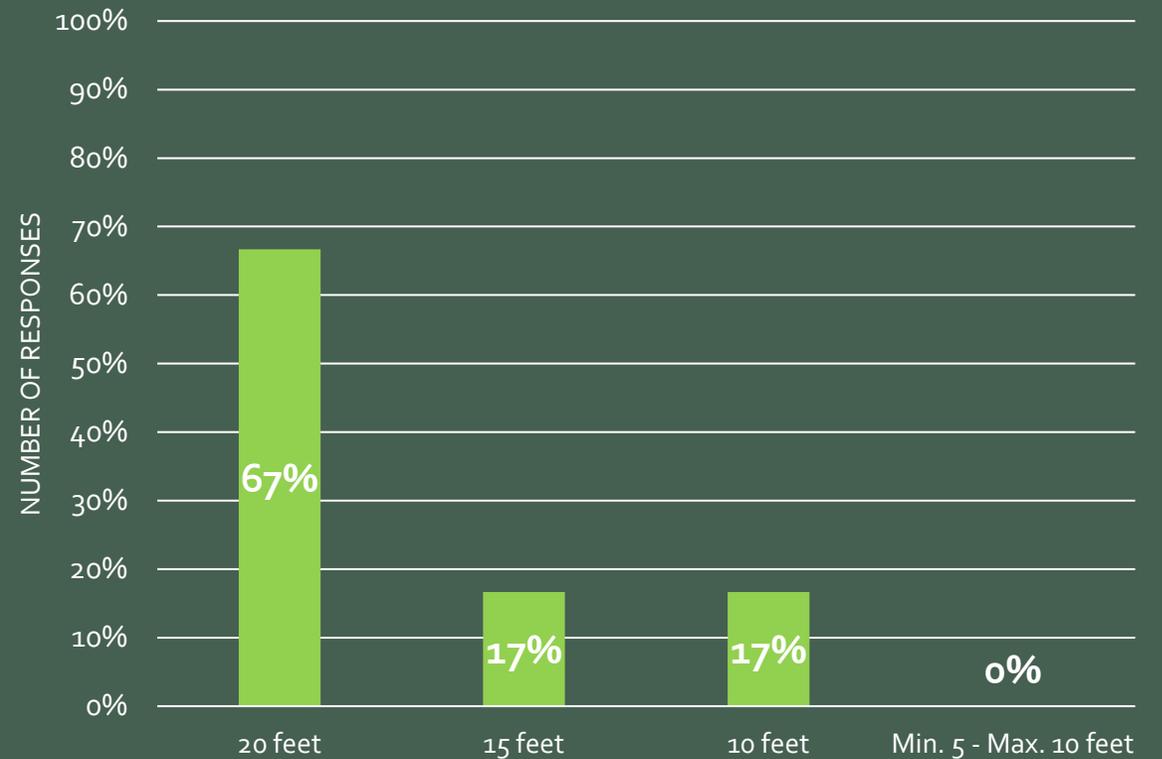
MAY 17 COMMUNITY MEETING: QUESTIONS DISCUSSED

- Front Setbacks: What is the right distance to require new houses to be set back from the street?
- Lot Width and Lot Area: Should property owners with wide lots be allowed to divide them into smaller lots? How small?
- Duplexes: Allow new duplexes? If so, what size lots? Should they be allowed as over-and-under, side-by-side, or allow both types?
- Other Housing: Allow three-family and four-family? Make ADUs easier?

QUESTION 1: FRONT SETBACK



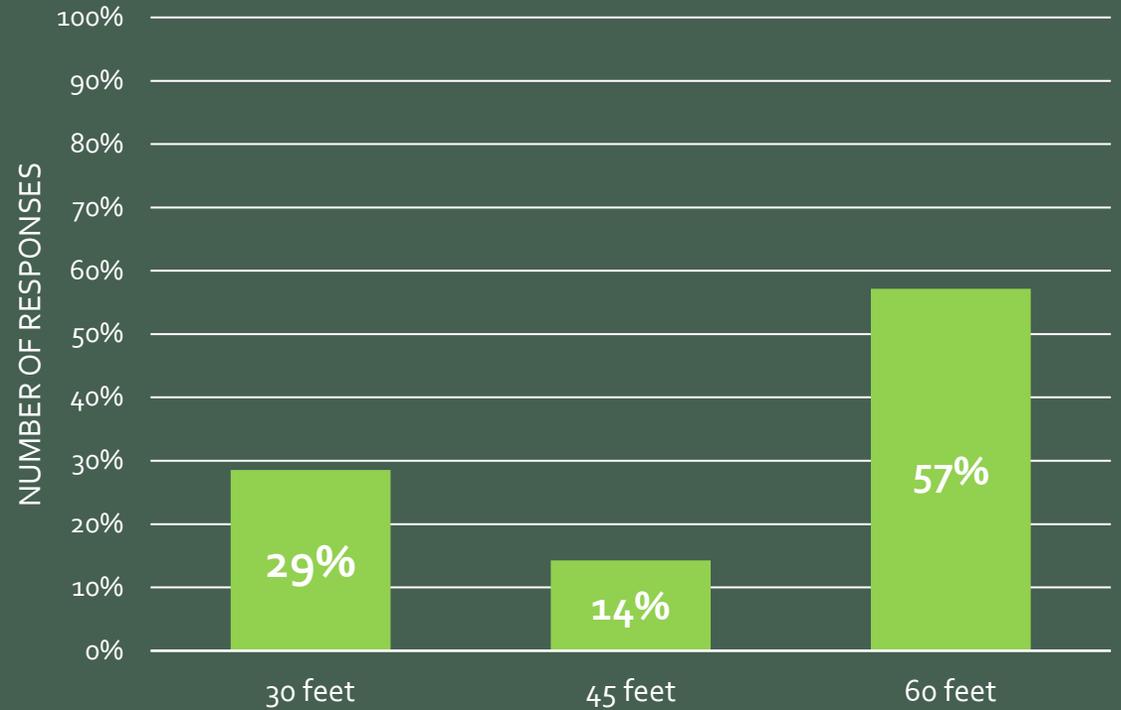
What is your preferred minimum front setback?



QUESTION 2: LOT WIDTH



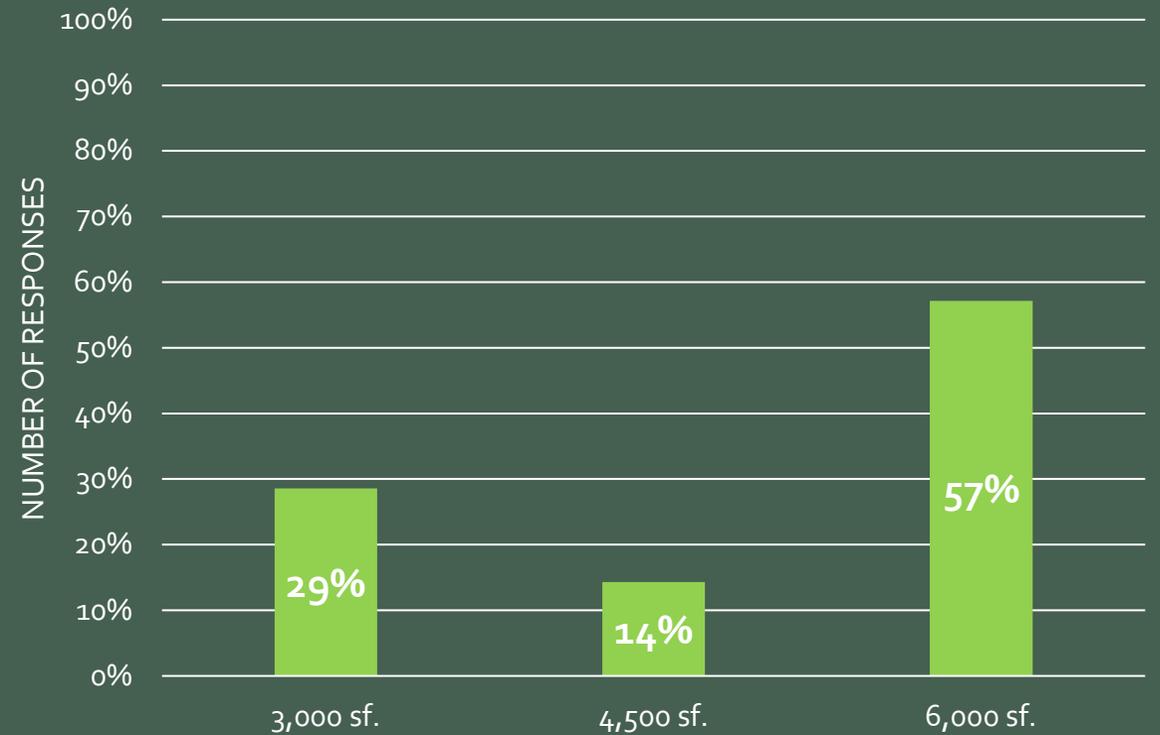
What is your preferred minimum lot width for single-family detached houses?



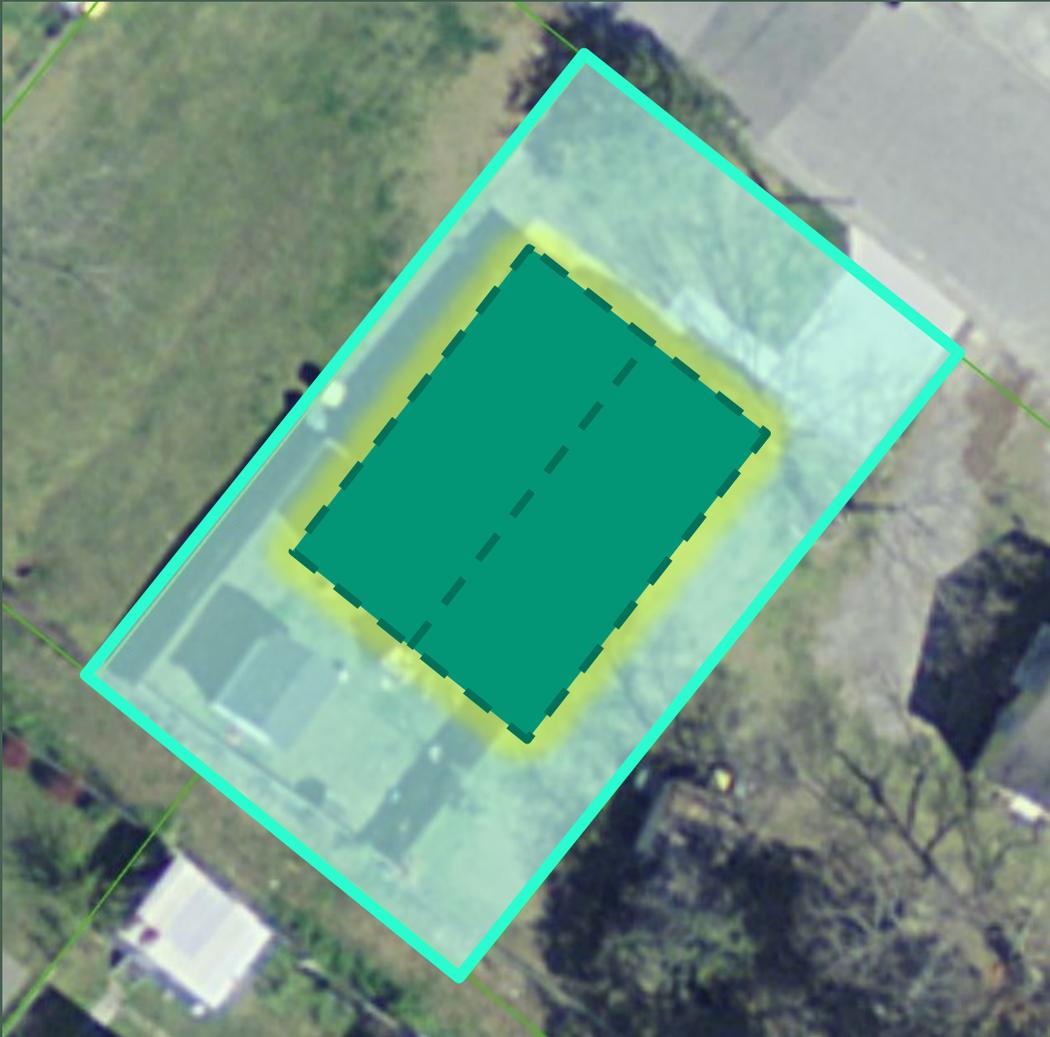
QUESTION 3: LOT AREA



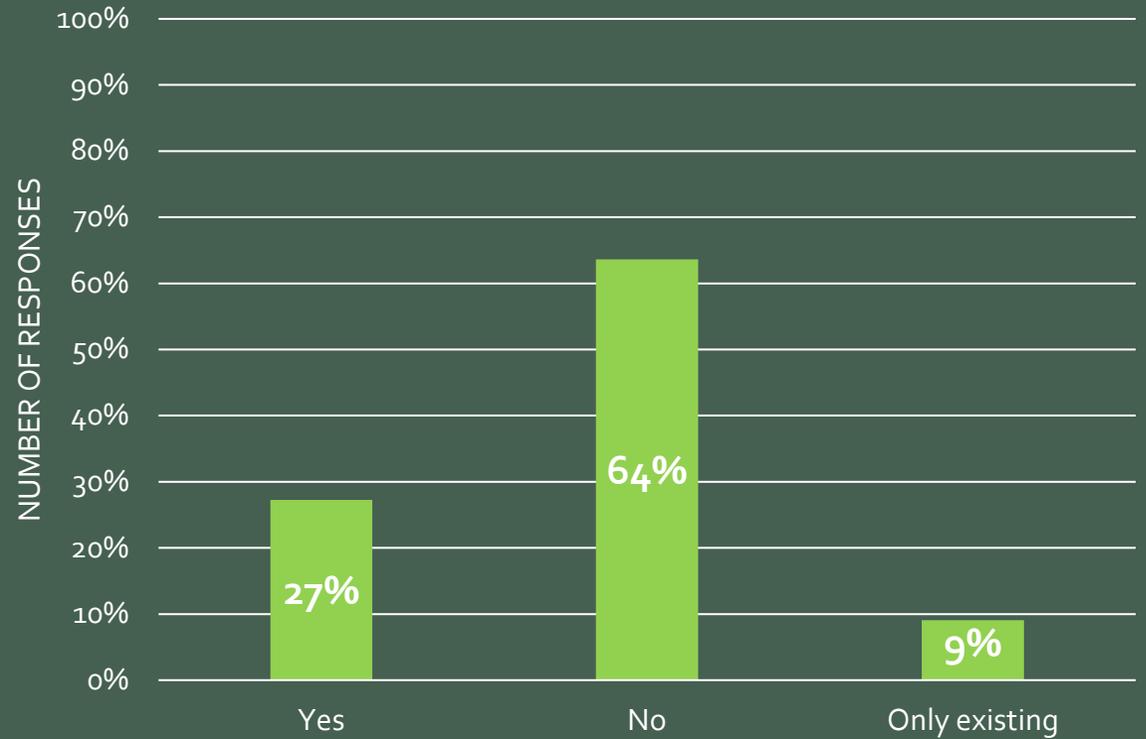
What is your preferred minimum lot area for single-family detached houses?



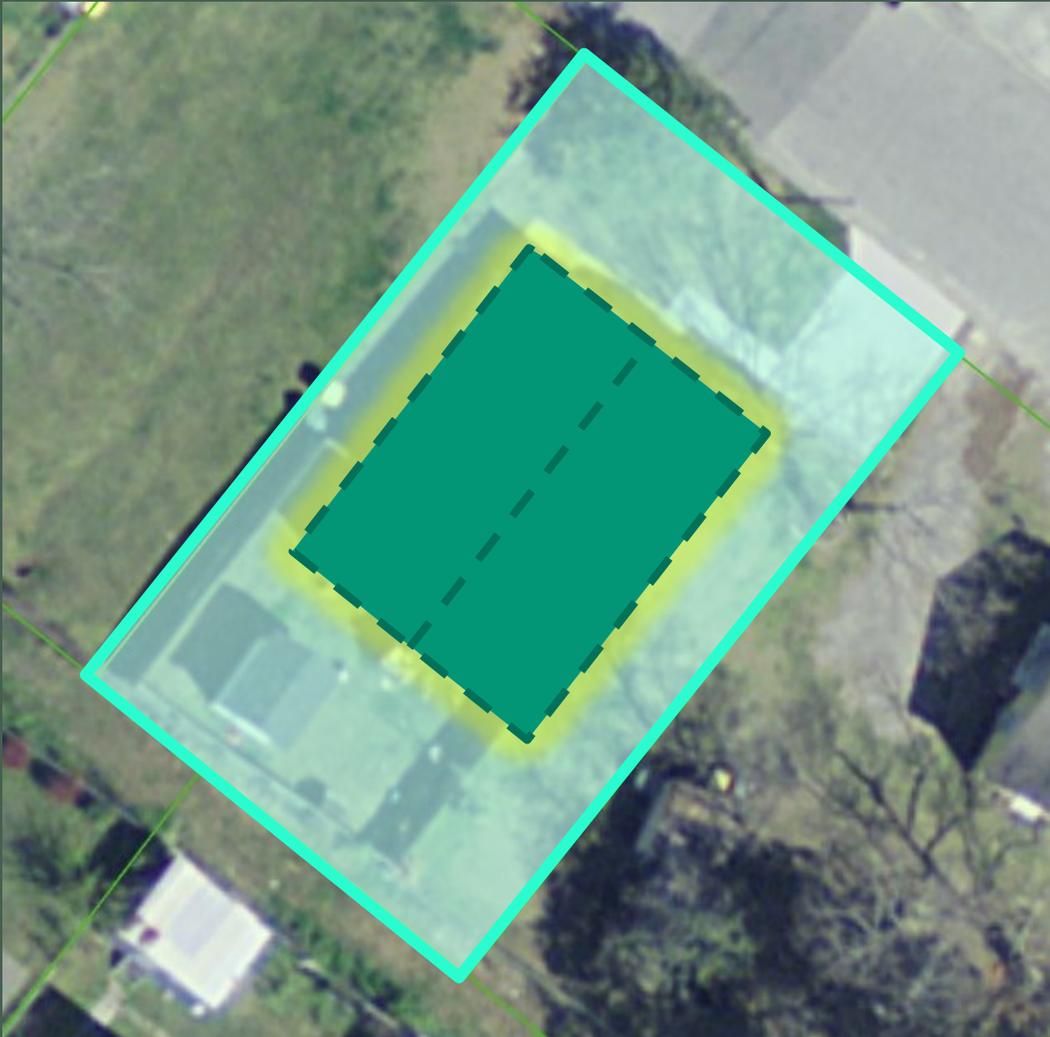
QUESTION 4: ALLOWING DUPLEXES



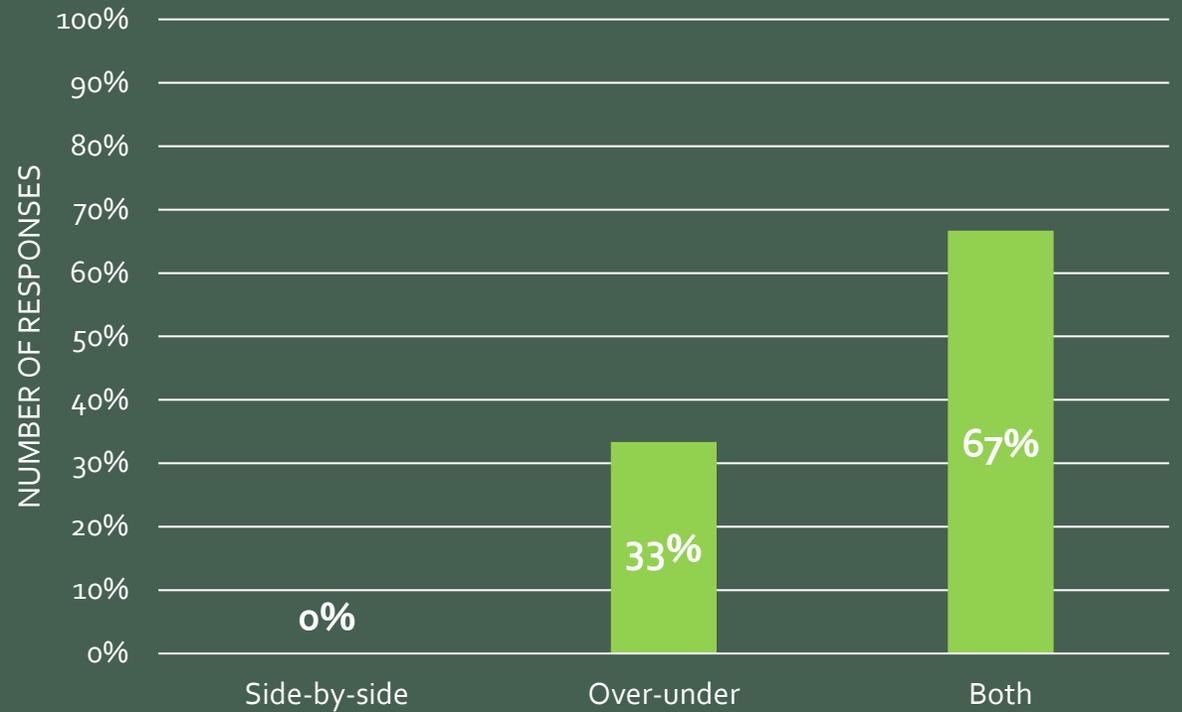
Should duplexes be allowed?



QUESTION 5: DUPLEX TYPES



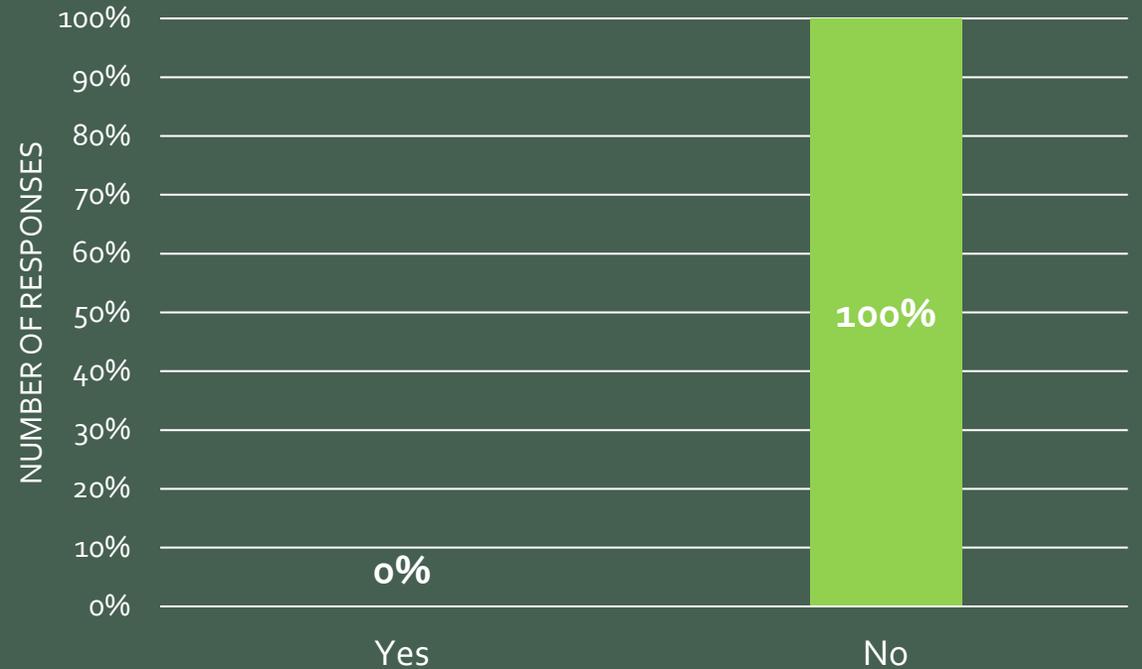
If duplexes are allowed, should the units be joined side-by-side, one on top of the other, or should both types be allowed?



QUESTION 6: THREE- AND FOUR-FAMILY



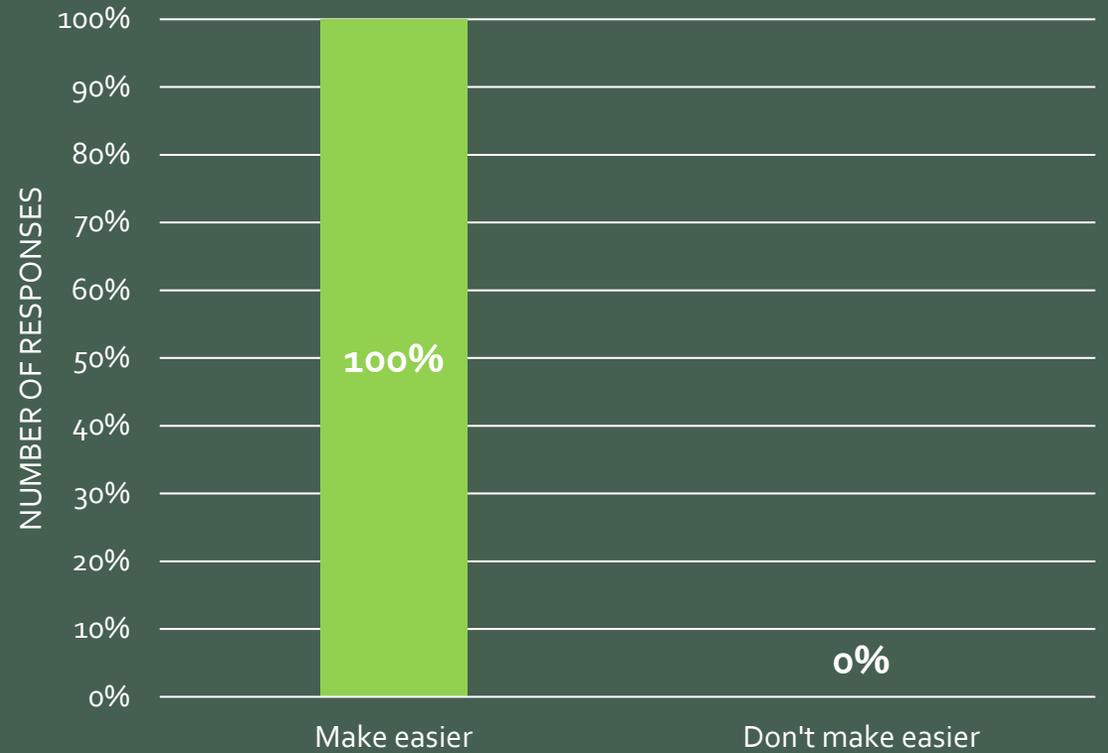
Should three-family and four-family buildings be allowed?



QUESTION 7: ADUS



Should it be easier to build ADUs?



ONLINE SURVEY

AVAILABLE NOW!

The online survey is available:

<https://savannahga.gov/4123/Hudson-Hill-Bayview-Neighborhood-Zoning>

Or, visit:

www.savannahga.gov

And search for “Hudson Hill”

AVAILABLE NOW!

HUDSON HILL-BAYVIEW NEIGHBORHOOD ZONING

August 21 Neighborhood Meeting: Updates on Zoning

Thursday, August 21 from 5pm to 7pm
Hudson Hill Center
2227 Hudson St.

Take the Resident Survey

- www.savannahga.gov/zoningsurvey



ONLINE SURVEY DATES

Survey closes September 5

NEXT STEPS

WHAT WILL HAPPEN WITH YOUR INPUT?



City staff develop specific zoning proposals



Neighborhood association request Mayor and Aldermen authorize City-initiated text amendment and rezoning



Planning Commission and City Council review

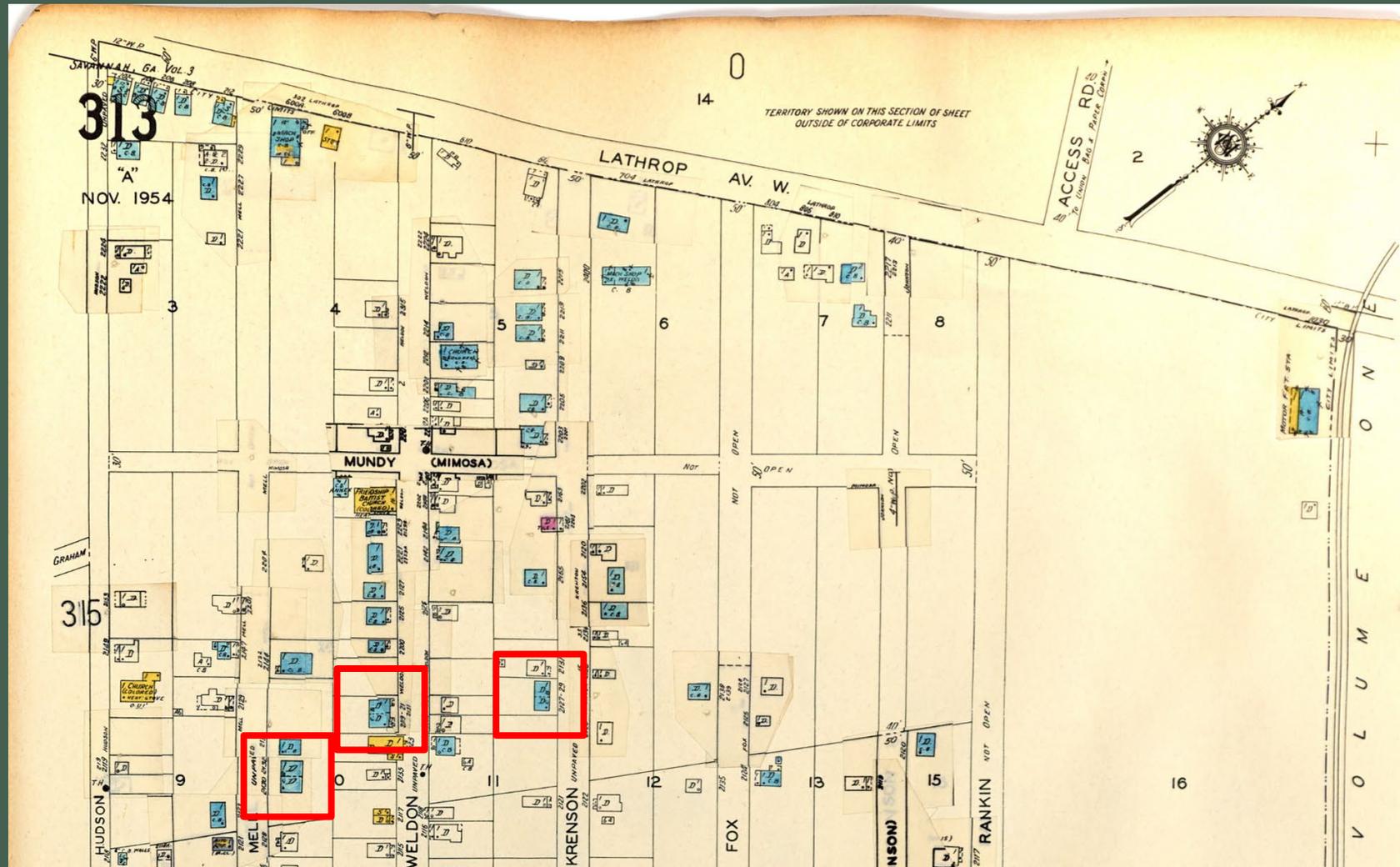
RESIDENTIAL TEXT AMENDMENT/REZONING OPTIONS (PT. 1)

- Decrease minimum front setback from 20 feet to 15 feet
 - Fewer houses would be nonconforming with front setback
- Decrease minimum lot width from 60 feet to 45 feet
 - Allow lots that are at least 90 feet wide to be subdivided into two lots
- Decrease minimum lot area from 6,000 square feet to 4,500 square feet
 - Allow lots that are at least 90 feet wide to be subdivided into two lots
 - Allow more lots to have ADUs without a variance

RESIDENTIAL TEXT AMENDMENT/REZONING OPTIONS (PT. 2)

- Allow lots that historically had duplexes to have conforming duplexes
 - Existing duplexes become conforming
- Allow new duplexes and create development standards (minimum lot area per unit, minimum lot width per unit, minimum setbacks, etc.)
 - Ensure lots have sufficient land area to allow new duplexes
- Restrict location of new duplexes (only on corner lots, only on north-south streets, only on certain streets identified by name, minimum distance away from existing duplex, etc.)
 - Prevent duplexes from becoming prevalent but still allow where appropriate

SANBORN FIRE INSURANCE MAP



SANBORN FIRE INSURANCE MAP

