

HUDSON HILL-BAYVIEW ZONING REVIEW

May 2025

AGENDA

- Area of Review and Current Zoning
- Zoning Topics
 - Industrial Sites and Code Compliance
 - Commercial Zoning and Neighborhood Businesses
 - Residential Zoning
- Elements of Residential Zoning
- Table Exercise
- Report Out and Next Steps

AREA OF REVIEW



Esri Community Maps Contributors, Savannah Area GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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



HUDSON HILL/BAYVIEW PLAN 2019



HUDSON HILL/BAYVIEW NEIGHBORHOOD PLAN

City of Savannah ■ Hudson Hill Community Organization
Adopted June 2019



ZONING RECOMMENDATIONS

“Members of the affected neighborhood associations, including the Hudson Hill Community Organization, requested that the MPC proceed with the rezoning on a neighborhood by neighborhood basis in order to correct the most pressing zoning problems. Although some work to address zoning issues in Hudson Hill/Bayview was conducted as part of the City’s zoning ordinance update (NewZO) and is reflected on the proposed zoning map, additional action will be needed to fully align zoning districts with neighborhood land use goals.”

LAND USE AND ZONING ACTION ITEMS

LU.1	Work with MPC and City staff on amendments to the City's Future Land Use Map to 1) preserve the single family residential character of the neighborhood west of Cleland and Nettles streets, 2) limit commercial uses to east of Carolan Street and along the Bay Street frontage, and 3) encourage the development of a neighborhood commercial district east of Carolan Street. *
LU.2	Support the adoption of resident endorsed zoning changes proposed for Hudson Hill/Bayview in the City's New Zoning Ordinance (New ZO), and work with MPC and City staff to identify additional refinements that may be needed to ensure compatibility with the neighborhood plan. *
LU.3	Contact Zoning Inspectors when there is a possibility of a violation of the zoning code within the neighborhood.
LU.4	Ensure that when a non-residential use is next to residential areas, the buffering standard is being met or exceeded and code enforcement is being met.
LU.5	Ensure Zoning Board of Appeal (ZBA) and other actions come to the neighborhood association for review.
LU.6	Identify appropriate uses for underutilized vacant lots.
LU.7	Conduct a public meeting to gain feedback of desirable land uses east of Cleland Street and east of Carolan Street.

ZONING ACTION ITEMS

Work with MPC and City staff on amendments to the City's Future Land

Use Map to:

1. Preserve the single family residential character of the neighborhood west of Cleland and Nettles streets
2. Limit commercial uses to east of Carolan Street and along the Bay Street frontage
3. Encourage the development of a neighborhood commercial district east of Carolan Street.

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

210 CAROLAN STREET



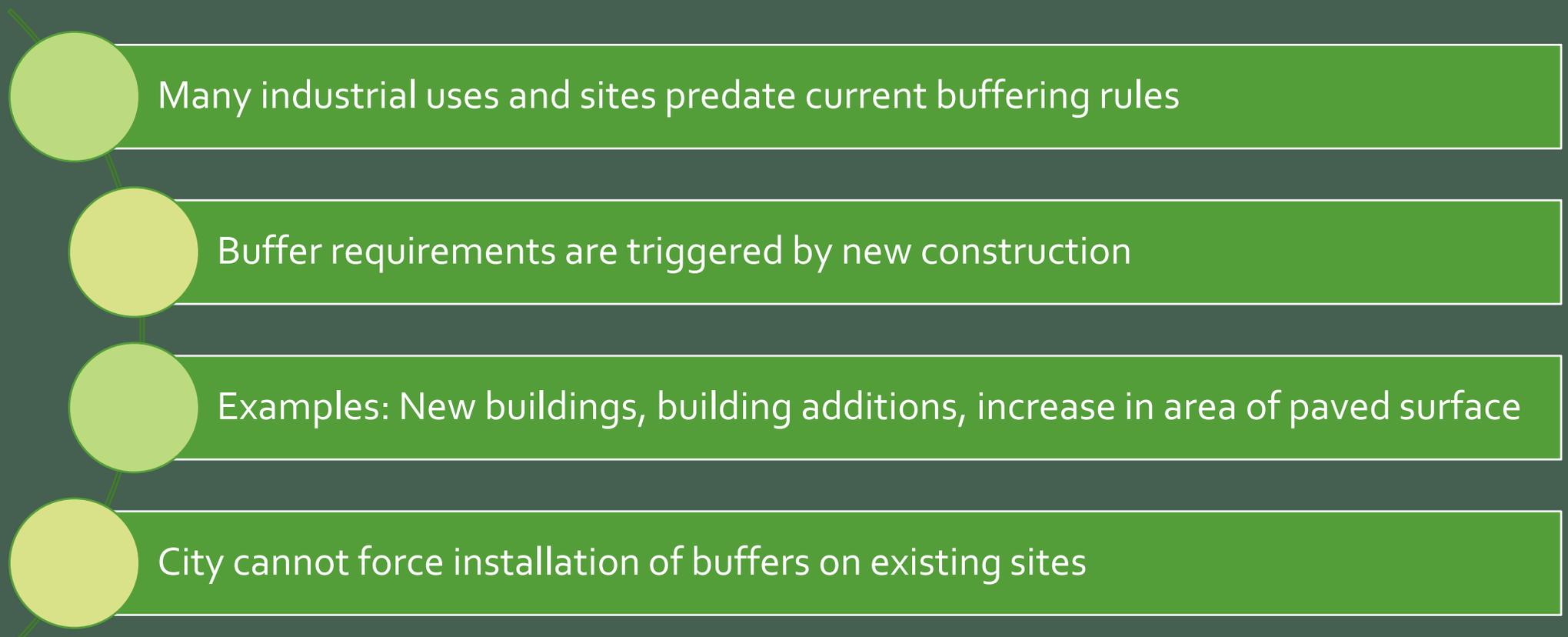
- Zoned I-L-R
- Vehicles parked in RMF-2-10 lots to the south
- Code Compliance case opened

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
- Code case pending

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

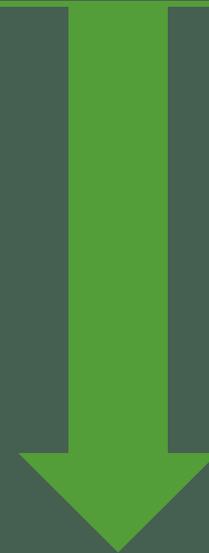
City cannot force installation of buffers on existing sites

NEIGHBORHOOD COMMERCIAL

NEIGHBORHOOD COMMERCIAL

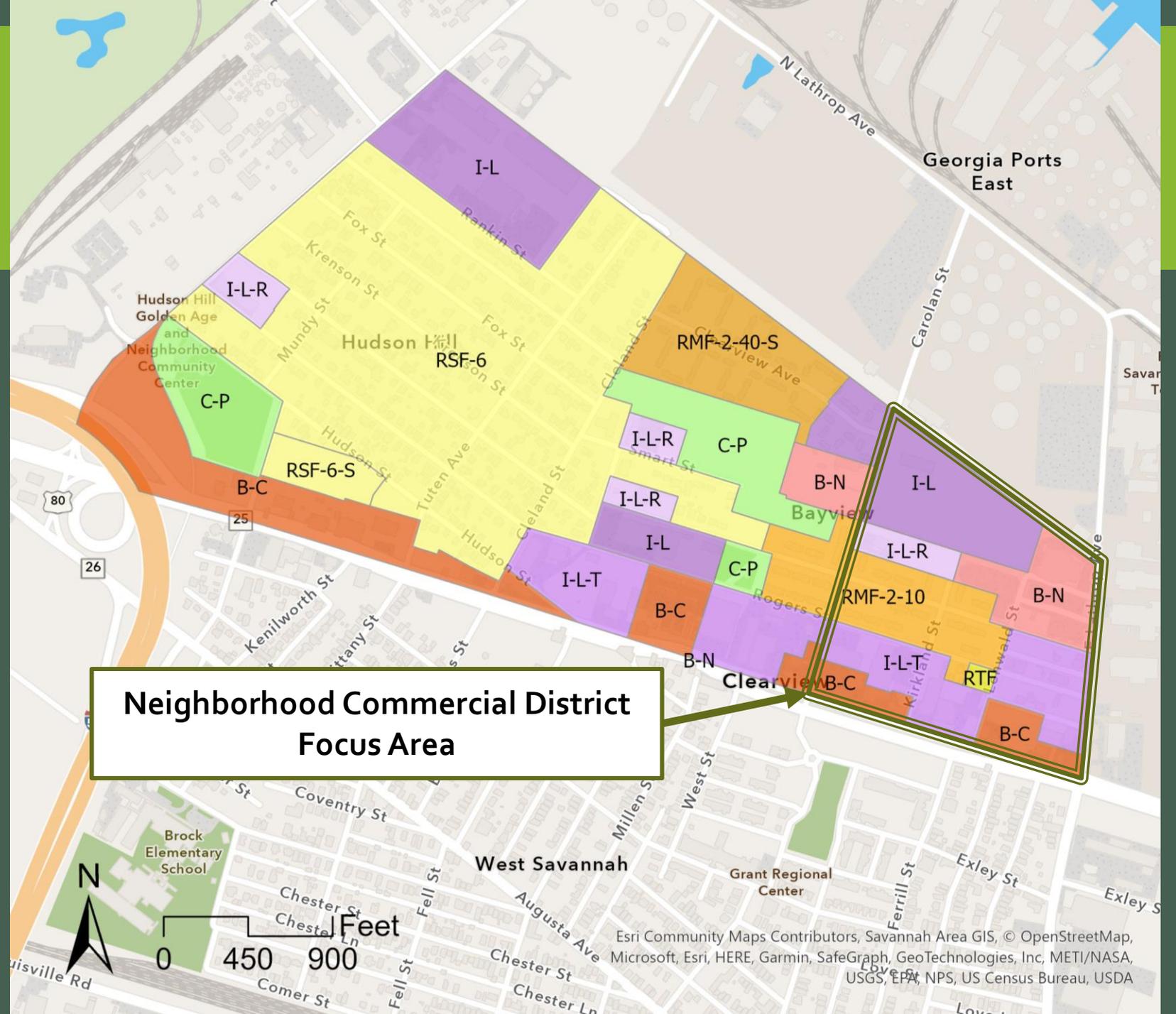
- Most appropriate zoning districts are:
 - B-C (Community Business)
 - B-N (Neighborhood Business)
 - B-L (Limited Business)
 - O-I (Office and Institutional)
 - OI-T (Office and Institutional-Transition)

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



NEIGHBORHOOD COMMERCIAL

- To be discussed in a later phase of community engagement
- Choose zoning that allows the desired blend of businesses
- Need to consider factors such as street types, market demand, and the floodplain



RESIDENTIAL ZONING

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

ABOUT ZONING STANDARDS



LOT WIDTH

- Each zoning district has a minimum lot width for a single-family house
- Zoning districts that allow multi-family buildings have a minimum lot width per dwelling unit
- If the minimum lot width per unit is 36 feet, then a duplex requires a 72-foot wide lot to be allowed
- Many lots in Hudson Hill do not meet the minimum lot width for RSF-6, which is 60 feet



LOT AREA

- Each zoning district has a minimum lot area for a single-family house
- Zoning districts that allow multi-family buildings have a minimum lot area per dwelling unit
- If the minimum lot area per unit is 3,600 square feet, then a duplex requires a 7,200 square foot lot to be allowed
- Many lots in Hudson Hill do not meet the minimum lot area for RSF-6, which is 6,000 square feet



FRONT AND REAR SETBACKS

- Each zoning district has setback requirements for the front and rear of the lot
- A setback is the minimum distance between the wall of the house and the property boundary
- RSF-6 in Hudson Hill requires front and rear setbacks of 20 feet
- Many existing houses have front setbacks that are less than 20 feet and are nonconforming



FRONT SETBACK RANGES

- Some zoning districts have a front setback range
- The setback range applies a minimum and a maximum setback from the front property line
- For example, the Traditional Residential district requires the front wall of a house to be between 5 and 10 feet from the front property line
- Front setback ranges are most appropriate for neighborhoods that have lanes in the rear of the houses



SIDE SETBACKS

- Each zoning district has setback requirements for the sides of the lot
- RSF-5 requires side setbacks of 5 feet
- When a lot is on a corner, the minimum setback from the side street is 10 feet

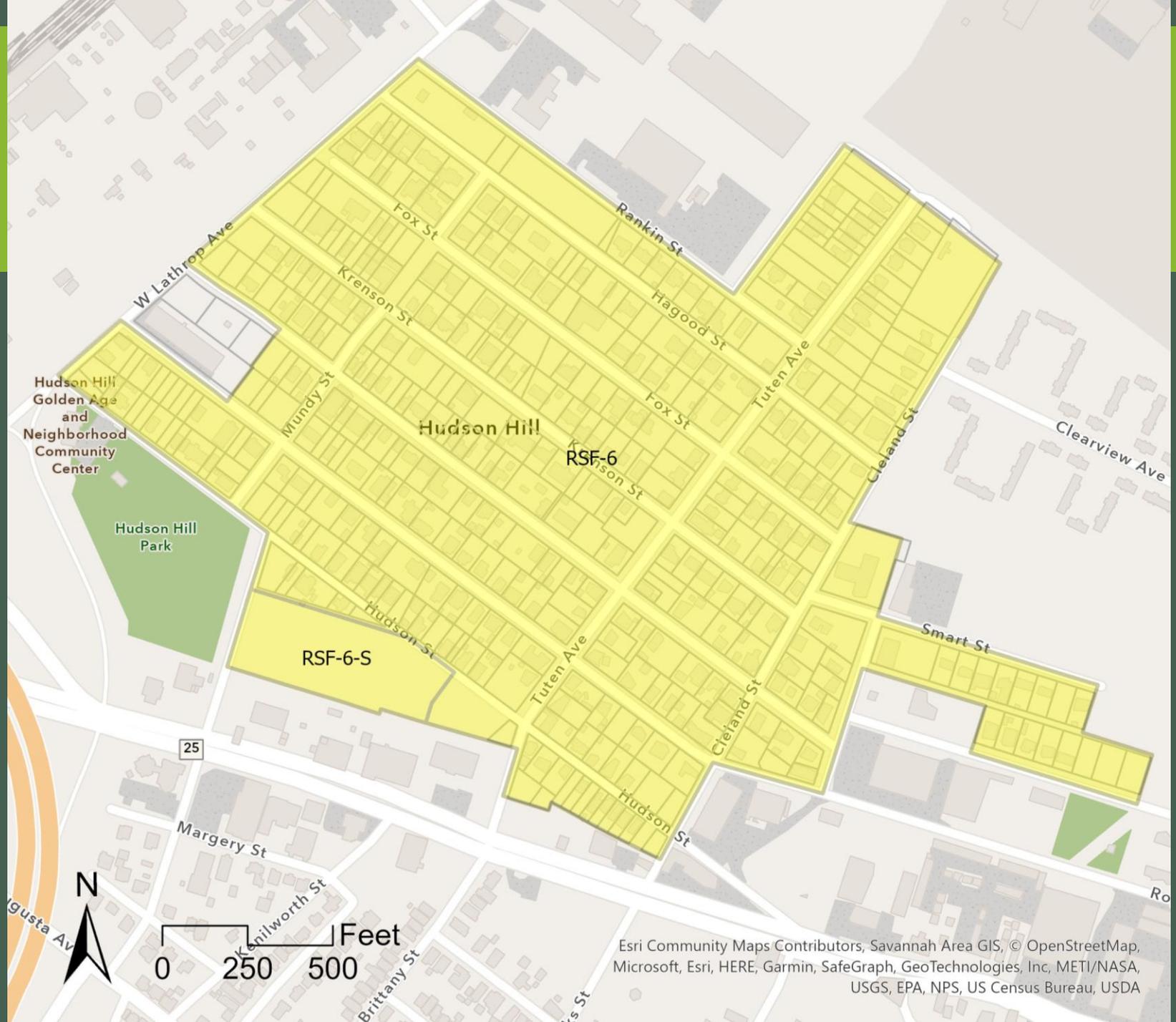


ALLOWED HOUSING TYPES

- Each residential zoning district allows certain types of housing
- RSF-6 only allows single-family detached houses
- RTF (Residential Two-Family) allows single-family detached and two-family (duplex) houses
- TR- (Traditional Residential) districts allow single-family, two-family, and can allow three- and four-family



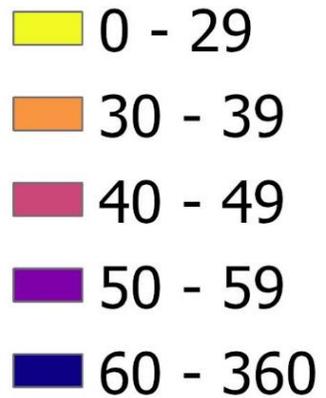
RSF-6 ZONING



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LOT WIDTHS

Lot Width (ft)



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LOT AREAS

Area (sq. ft.)

- 0 - 3,999
- 4,000 - 4,999
- 5,000 - 5,999
- 6,000 - 50,000



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TABLE ACTIVITY

WHAT ZONING IS RIGHT FOR HUDSON HILL?

- We want you to think about the houses in your neighborhood.
- We will ask four questions for you to discuss with your table.
- Please allow everyone at your table a chance to contribute.
- Your table facilitator will take notes.
- You will have 5 minutes to discuss each question. Time can be extended if needed.

QUESTION 1: FRONT SETBACK



How far are most houses from the street (the front setback)?

What is the right distance to require new houses to be set back from the street?

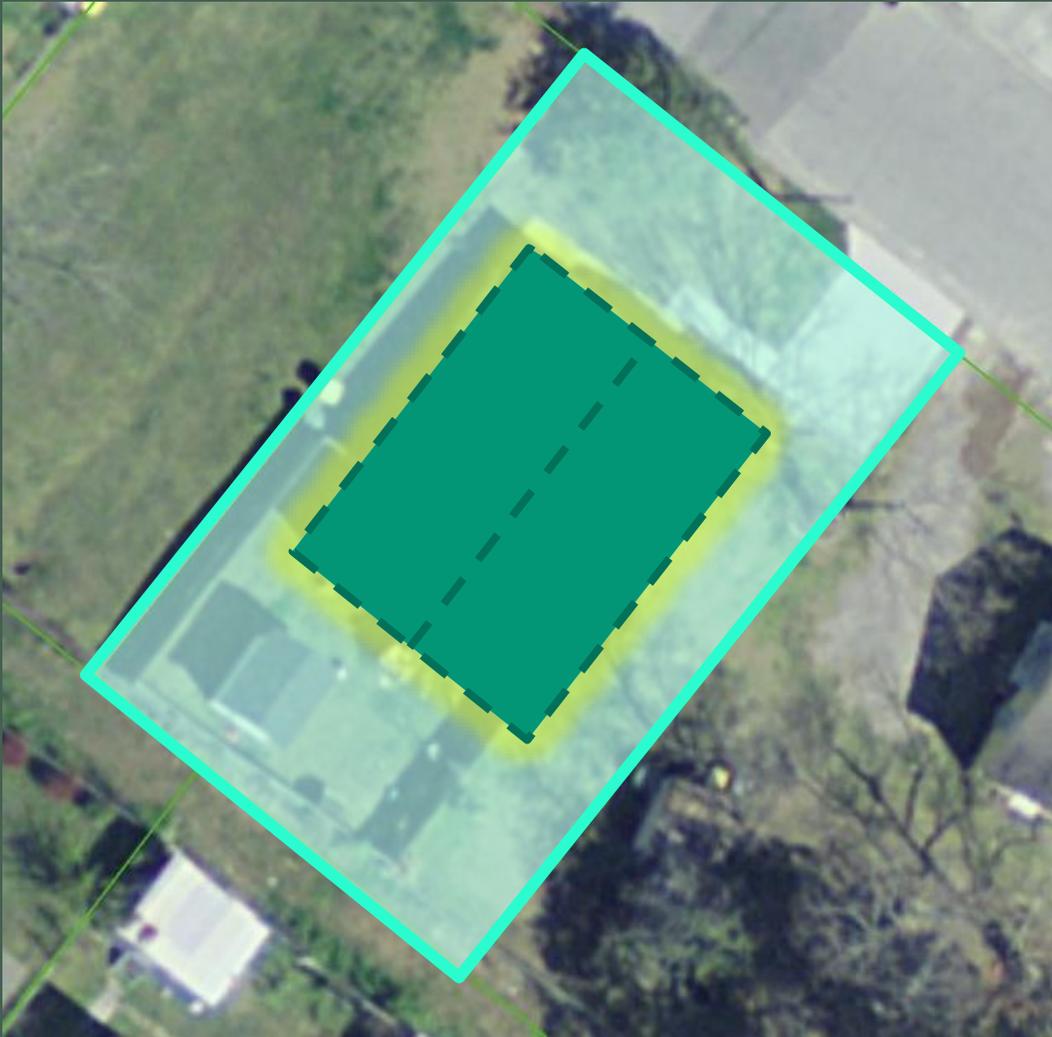
QUESTION 2: LOT WIDTH



How wide are most lots in the neighborhood?

Should property owners with wide lots be allowed to divide them into smaller lots? How small?

QUESTION 3: DUPLEXES



Should property owners be allowed to build new duplexes?

How big should a lot be to allow a duplex (width and area)?

Does it matter to you whether duplex units are attached side-by-side or one on top of the other?

QUESTION 4: OTHER HOUSING TYPES



Should other housing types be allowed like three-family and four-family?

Are you in favor of allowing more accessory dwelling units?



REPORT OUT

WHAT STOOD OUT TO YOU?

For each table, choose a reporter to share:

1. Tell us about one question where your group had a good conversation.
2. Did you reach a consensus on that topic?

NEXT STEPS

WHAT WILL HAPPEN WITH YOUR INPUT?



City staff will gather all of your responses and make a summary report and poster.



The report and poster will be placed in the community center for three weeks. They will also be available online and by email.



You can visit at your convenience to view the report and poster. We will provide a place for you to make additional notes.



Once we have heard from you, we will present the results to the neighborhood association leadership.

PUBLIC COMMENT DATES

The report and poster will be available in these ways:

Hudson Hill Community Center

June 2 – June 20

City of Savannah Web Page

Web address TBD