

## **Week Three Discussion March 10, 2008**

### **ISSUE: Height**

Height for new construction in the Historic District has been one of the most difficult aspects of compatibility for the Historic Review Board to consider, especially as it relates to Large Scale Development. The board is put under great pressure from the development community to get the largest building on the site in order to meet the feasibility requirements they have set. The height map was designed to provide predictability to developers, property owners, and the community for how many stories one could build to. Language in the ordinance stipulates conditions, provides heights for stories, and discusses how the height map should be applied. This language states that maximum heights shall be permitted and that heights shall be within the limits on the map. This limits the Review Board's ability to evaluate the compatibility of heights which has been the primary concern.

### **Resources**

Downtown Master Plan Design Principle 4  
Chadbourne page 95 and original Chadbourne Height Map  
Historic District Ordinance pages 8-11  
Vacant and Developable Sites Map

### **ISSUE: Lot Coverage**

The current zoning for residential areas allows a maximum of 75% building lot coverage; while the more commercial areas can build on 100% of their lot. The pattern in the residential areas generally is 50% of the mass on the front of the lot, 25% courtyard and 25% carriage house on the lane. Recent developments have consistently requested lot coverage variances to exceed the 75% maximum. Increasing lot coverage can increase the size of the building and the overall mass.

### **Resources**

Downtown Master Plan Design Principle 4  
Current Lot coverage map  
The Historic District Ordinance does not address lot coverage. This is addressed in the development standards of the City of Savannah Zoning Ordinance.  
Vacant and Developable Sites Map

