

## 5.0

### LARGE SCALE DEVELOPMENT AND DEVELOPMENT WITHOUT HISTORIC CONTEXT

Large Scale Development (LSD) is defined as development on sites equal to or larger than one-third of their block frontage where blocks contain 30,000 sq. ft. or less of area, or as development on sites greater than 9,000 sq. ft. on blocks greater than 30,000 sq. ft.. A site is considered to be without historic context when historic properties on that blockfront represent less than 25 % of the blockfront parcel area. In effect, LSD is development on parcels larger than one and one-half Tithing Lots.

The intent of these special provisions is to maintain the primacy of the 60 ft. lot. Where development exceeds the 9,000 sq. ft. lot threshold it must be broken into legible pieces through one of several devices. These devices are outlined in Section 4.4.2 and include breaking the volume into multiple pieces (such as the Massie School) or the use of significantly different incremental facades on the same building (such as the now demolished Board of Trade Building or the York Street facade of the parking garage behind the Telfair Academy), or creating asymmetrical volumetric compositions (such as the County Courthouse or old Desoto Hotel). See figures 4.4.2(a), (b) and (c). There is a long history of buildings in Savannah that conform to this previously unwritten but well understood rule. (fig. 5.0).

## 5.1

### BUILDING ORIENTATION AND ENTRANCES

- A. Buildings must front bounding frontage streets, not internal courtyards. *Exception: courtyard apartments are permitted on Liberty and Oglethorpe.*
- B. Parcels on Trust Lots fronting squares must orient toward the square.
- C. There must be primary entries to dwellings or foyers a maximum of every 60 feet. *Exceptions: (1) courtyard buildings with at-grade courtyards (fig. 5.1.(a)) must permit access at intervals not to exceed 120 feet; (2) apartments of commercial structures on combined Tithing Blocks (e.g., Oglethorpe at Price) with podium courtyards (fig. 5.1.(b)) shall have access to first and/or second level street fronting uses at intervals not to exceed 60 feet and access to courtyards (fig. 5.1.B) at intervals not to exceed 120 feet. Exterior stairs to second level uses are encouraged fronting the street and to third level units fronting the courtyard.*

## 5.2

### SETBACKS

Setbacks are permitted up to a maximum of 6 feet from the street-fronting property lines except in the case of courtyards with common entries where there shall be no limit on the depth of the courtyard. Courtyard apartments are only permitted in certain locations (Section 5.1.A).