

# Historic District Ordinance Revisions Committee

## Proposed Exceptions to exceed Height Map 4.21.08

**\*All development is subject to the height provisions (a. –i.) following this paragraph.**

*All new construction or additions to existing buildings shall be within the height limits as shown on the historic district height map, subject to exceptions provided herein, provided that all Visual Compatibility Criteria [Section 13.a.iii. (a)-(k)] are met.*

### Exceptions

#### **Configuration:**

- Define maximum limit for exceeding height map
- Different standards for 75% and 100% zones – greater flexibility in 100%

#### **Design:**

- Use of all five devices in Large-Scale Development Section to break up mass.
- Buildings that meet all the other standards but whose capacity has been reduced, transfer the capacity to some other part of the design. Need to determine where it goes and how much. To regain lost development capacity.
- When a historic street, lane or Factor’s Walk is restored
- Create public space, dedication of private property for public use (park, public art)
  - *Regarding the suggestion about the creation of public space as an example of a “public good” that would justify added capacity or extra height, I would strongly caution against that specific concept. In essence it would invite “public space” that might encourage builders to pull a building back from the street line. Savannah already has a high percentage of public space through its squares. Density is more important.*

#### **Use:**

- Create affordable housing depending on City creating standards and time frame
- When a building includes a higher-than-average level of commercial activity at street level such as building a series of shops with individual addresses.

#### **Performance:**

- Environmental Sustainability
- Create employment

#### **Other:**

- Elimination of an incompatible building